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Selection of Schedules

The following is an alphabetical list of various commercial and industrial improvements. The list shows the use-type from Schedule A or, if Schedule A does not apply, the proper schedule to be used in computing the replacement cost. The list refers to commercial and industrial type construction. If the improvement involved is either a dwelling or a converted dwelling, it would be more appropriate to use the residential pricing schedules in computing the replacement cost. The following is the alphabetical listing:

- Airport facilities as follows:
 - Cargo facilities — GCI warehouse.
 - Maintenance and service buildings — GCI small shop.
 - Passenger terminals, ground floor — GCM hotel/motel service.
 - Passenger terminals, upper floor — GCM general office.
- Apartments as follows:
 - Commercial flats, one (1) through three (3) stories and wood joist framing — GCR apartment unit.
 - Commercial flats, four (4) or more stories — GCM apartment unit.
 - Club house — GCR service.
 - Elevator apartments, one (1) through three (3) stories and wood joist framing — GCR apartment unit.
 - Elevator apartments, four (4) or more stories — GCM apartment unit.
 - Fireproof steel apartments — GCM apartment unit.
 - Fire resistant apartments — GCM apartment unit.
 - Reinforced concrete apartments — GCM apartment unit.
 - Walk-up wood joist framed apartments — GCR apartment unit.
 - Service areas "1" — GCR motel service.
- Arenas — Schedule G.
- Auditoriums — GCM theater.
- Auto and truck agencies as follows:
 - Administrative offices as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Body shop — "1" — GCI commercial garage.
 - Parts storage — "1" — GCI utility storage.
 - Service garage — GCM auto service.
 - Showrooms — GCM auto showroom.
- Auto and truck repair as follows:
 - Auto agencies service departments — GCM auto service.
 - Body shops — "1" — GCI commercial garage.

- Department store centers — GCM auto service.
- Franchise type centers — GCM auto service.
- Small private garages — GCM utility storage.
- Truck terminal garage — GCI small shop.
- Industrial related garages — GCI small shop.
- Bakeries — GCM general retail.
- Banks as follows:
 - One story wood joist framing — GCR bank.
 - Multi-story or fire resistant, reinforced concrete, or fire-proof steel framing — GCM bank.
- Barber shops — GCM general retail.
- Bars and grills — GCM general retail.
- Beauty shops — GCM general retail.
- Boat garages or storage — GCM utility storage.
- Boat sales and service — GCM general retail and utility storage.
- Body shops — GCI commercial garage.
- Bottling plants as follows:
 - Administrative office — GCI office.
 - Processing facilities — GCI manufacturing.
- Bowling alleys — GCM bowling alley.
- Bulk plants as follows:
 - Administrative offices — GCI office.
 - Maintenance and service facilities — GCI small shop.
 - Processing facilities — GCI manufacturing.
 - Tanks — Schedule G.
- Bus terminals as follows:
 - Inter-city — GCM hotel/motel service.
 - Urban-suburban — GCM general retail.
- Carry outs — GCM general retail and utility storage.
- Car washes as follows:
 - Auto wash — GCM car wash auto.
 - Drive-through — Schedule G.
- Churches — GCM theater.
- City clubs — GCM hotel.
- City halls as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Class and lectures as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.

- Classroom multipurpose as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Club houses — GCR service.
- Cold storage — GCI small shop.
- College facilities as follows:
 - Class and lecture as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Laboratory as follows:
 - One store wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Student union as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Community recreational centers as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Condominiums as follows:
 - One (1) through three (3) stories and wood joist framing — GCR apartment unit.
 - Four (4) or more stories — GCM apartment unit.
 - Residential row type — Residential Schedule A.
- Convenience markets — GCM convenience market.
- Convents — GCM apartment.
- Correctional institutions as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Country clubs — GCM hotel service.
- Courthouses as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Credit unions as follows:
 - One story wood joist framing — GCR bank.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing - GCM bank.

- Dairies as follows:
 - Administrative offices — GCI office.
 - Plant — GCI manufacturing.
 - Small retail type -"2" — GCM general retail and utility storage.
- Data processing centers -"3" as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Day care centers as follows:
 - Commercial type as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Residential type — Residential Schedule A.
- Dental laboratories as follows:
 - One story wood joist framing — GCR medical office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
- Dental offices as follows:
 - One story wood joist framing — GCR medical office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
- Department stores — GCM department stores.
- Discount stores — GCM discount.
- Dispensaries as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Dock facilities — Schedule E.
- Dormitories — GCM apartment.
- Drive-in theaters — Schedule G.
- Drug stores — GCM general retail.
- Dry cleaners as follows:
 - Administrative office — GCI office.
 - Plant — GCI small shop.
 - Small retail type — GCM general retail and utility storage "2".
- Electric generation as follows:
 - Auxiliary maintenance and service buildings — GCI small shop.
 - Processing facility — GCI power generating plant.
- Emergency medical centers as follows:
 - One story wood joist framing — GCR medical office.

- Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
- Factories — GCI manufacturing.
- Financial offices as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Fire stations — GCI office.
- Food and beverage processing facilities as follows:
 - Administrative offices — GCI office.
 - Plant — GCI manufacturing.
- Fraternal associations as follows:
 - Administrative offices as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Assembly hall — GCM theater.
 - Dining areas — GCM dining lounge.
- Fraternity houses as follows:
 - Residential type — Residential Schedule A.
 - Modern high rise — GCM apartment.
- Funeral homes as follows:
 - Residential type — Residential Schedule A.
 - Designed as follows:
 - One (1) through three (3) stories and wood joist framing — GCR funeral home.
 - Four (4) or more stories — GCM funeral home.
- Furniture marts as follows:
 - Sales area — GCM discount.
 - Warehouse area — GCM utility storage.
- Garage as follows:
 - Residential type — Yard improvement rule.
 - Commercial type — Commercial garage schedule.
- Golfing facilities as follows:
 - Club houses, private course — GCM hotel service.
 - Club houses, public course — GCM general retail.
 - Driving ranges — Schedule G.
 - Miniature courses — Schedule G.
 - Regulation play — Schedule G.
 - Short play — Schedule G.
- Governmental offices as follows:
 - One story wood joist framing — GCR general office.

- Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Grain elevators — Grain elevator schedule.
- Greenhouses as follows:
 - Commercial type — Schedule G.
 - Residential type — Residential Schedule G.
- Gymnasiums — GCM theater.
- Hangars — GCI hangar.
- Health clubs — GCM health club.
- Hospitals as follows:
 - Convalescent as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Full line as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Hotels, resort lodge, as follows:
 - Guest rooms — GCM hotel/motel units.
 - Service — GCM hotel/motel service.
- Ice skating rinks — GCM ice rink.
- Industrial facilities as follows:
 - Administrative offices — GCI office.
 - Maintenance and service — "1" — GCI small shop.
 - Manufacturing, processing, and assembly — GCI manufacturing.
 - Receiving and storage — "1" — GCI warehouse.
- Labor associations as follows:
 - Administrative offices as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Assembly halls — GCM theater.
- Laundromats — GCM general retail.
- Libraries as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Lounges — GCM dining lounge.
- Maintenance and service shops — GCI small shop.
- Mall enclosures — Mall concourse area schedule.
- Manufacturing facilities as follows:

- Manufacturing, processing, and assembly — GCI manufacturing.
- Small shops — GCI small shop.
- Marinas as follows:
 - Boat sales — GCM general retail.
 - Boat service — GCM utility storage.
 - Boat garages or storage — GCM utility storage.
- Medical clinics as follows:
 - Full line — See hospitals.
 - Limited service as follows:
 - One story wood joist framing — GCR medical office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
 - Special purpose as follows:
 - One story wood joist framing — GCR medical office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
 - Multipurpose as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Mini-warehouses — GCI mini-warehouse.
- Mobile home parks — commercial yard improvement rule.
- Motels as follows:
 - Low-rise walk-up type and wood joist framing — GCR motel units.
 - Elevator types as follows:
 - One (1) through three (3) stories and wood joist framing — GCR motel units.
 - Four (4) or more stories — GCM hotel/motel units.
 - Service as follows:
 - One (1) through (3) stories and wood joist framing — GCR motel service.
 - Four (4) or more stories — GCM hotel/motel service.
- Museums as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Night clubs — GCM dining lounge.
- Nursery schools as follows:
 - Residential type — Residential Schedule A.
 - Commercial type as follows:
 - One story wood joist — GCR general office.

- Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Nursing homes as follows:
 - One (1) through three (3) stories and wood joist framing — GCR nursing home.
 - Four (4) or more stories — GCM nursing home.
- Offices as follows:
 - Governmental as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Multipurpose as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Special purpose — GCI office.
 - Medical as follows:
 - One story wood joist framing — GCR medical office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM medical office.
- Open lumber storage — GCM utility storage (adjust for lack of walls and interior components).
- Parking garages — GCM parking garage.
- Photo labs as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Police stations — GCI office.
- Post offices as follows:
 - Designed as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Rural type — GCM general retail.
 - Residential type — Residential Schedule A.
- Printing and publishing facilities as follows:
 - Administrative offices — GCI office.
 - Plants — GCI manufacturing.
 - Small commercial type — GCI small shop.
- Racquetball court building — GCM health club.
- Radio and television stations as follows:
 - Building — GCI office "4".
 - Small transmitting buildings as follows:

- One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Rectories — GCM apartment.
- Research and development facilities — GCI research/development.
- Reservoirs — Schedule G.
- Restaurants as follows:
 - Special purpose designs, supper club type — GCM dining lounge.
 - Multipurpose designs, neighborhood type — GCM general retail.
 - Fast food — Fast food schedule.
- Roller rinks — GCM bowling alley.
- Savings and loan as follows:
 - One story wood joist framing — GCR bank.
 - Multi-story or fire resistant, reinforced concrete, or fire-proof steel framing - GCM bank.
- Schools as follows:
 - Grades one (1) through twelve (12) as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
 - Grades thirteen (13) plus as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Service stations — Service station schedule.
- Showrooms as follows:
 - Auto agency — GCM auto showroom.
 - Auto service center — GCM auto service.
- Small shops — GCI small shop.
- Steam generating plants as follows:
 - Auxiliary maintenance and service buildings — GCI small shop.
 - Processing facility — GCI power generating plant.
- Storage — GCM utility storage.
- Stores as follows:
 - Bake shops — GCM general retail and utility storage "2".
 - Beverage carry-outs — GCM general retail and utility storage "2".
 - Drug stores — GCM general retail.
 - Personal service shops — GCM general retail.
- Student unions as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.

- Supper clubs — GCM dining lounge.
- Swimming pools as follows:
 - Commercial — Schedule G.
 - Residential — Residential Schedule G.
 - Pool enclosure as follows:
 - Residential type — Residential Schedule G.
 - Commercial type — GCM general retail.
- Synagogues and temples — See churches.
- Taverns, neighborhood type — GCM general retail.
- Telephone exchange offices as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Tennis barns — GCM health club.
- Theaters as follows:
 - Community, live performance — GCM theater.
 - Drive-in — Schedule G.
 - Metropolitan, live performance or movie — GCM theater.
 - Suburban, movie — GCM theater.
- Town halls as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Trailer courts — Yard improvement rule.
- Truck terminals, dock type and back-in type — GCI truck terminal.
- Tunnels — Basement rates from GCM or GCI, calculate using tunnel PAR.
- University facilities — See college facilities.
- Veterinary hospitals as follows:
 - One story wood joist framing — GCR general office.
 - Multi-story or fire resistant, reinforced concrete, or fireproof steel framing — GCM general office.
- Warehouses — GCI warehouse.
- Water storage tanks — Schedule G.
- Youth hostels — GCR nursing home.

Note: If an item listed in the Selection of Schedules section contains a number, such as "1", it means the following:

- "1" means if priced as a separate building, section, or floor.
- "2" means calculated percentage of each.
- "3" means generally requires a floor adjustment from Schedule C.
- "4" means a plus or minus design consideration.

SCHEDULE A.1

GCM Base Prices

					2											1	3	4
					Fire Resistant										Wood	Rein	F P	
Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1	2	3	4	5	6	7	8	9	10	+1	(-)	(+)	Steel (+)
Sub	UF	Parking	8'	2	17.40	18.50	19.60	20.70	21.80	22.90	23.95	25.05	26.15	27.25	1.10	4.78	4.86	6.09
Bsmt																		
Bsmt	UF	Utility/Storage	9'	1	14.90	16.15	17.35	18.60	19.80	21.00	22.25	23.45	24.70	25.90	1.22	3.66	5.12	6.39
				2	15.15	16.65	18.10	19.60	21.05	22.55	24.00	25.50	26.95	28.45	1.48	3.66	5.12	6.39
		Stand Alone	9'	1	18.50	19.70	20.95	22.20	23.40	24.65	25.90	27.15	28.35	29.60	1.23	3.66	5.12	6.39
		Basement		2	18.75	20.25	21.70	23.20	24.70	26.20	27.65	29.15	30.65	32.15	1.49	3.66	5.12	6.39
		Parking Garage	8'	2	17.70	18.80	19.90	21.00	22.10	23.20	24.25	25.35	26.45	27.55	1.10	4.78	4.86	6.09
	FO	General Retail	12'	1	30.00	31.90	33.80	35.70	37.65	39.55	41.45	43.40	45.30	47.20	1.91	3.68	6.06	7.64
				2	30.30	32.55	34.80	37.10	39.35	41.60	43.85	46.10	48.35	50.60	2.25	3.68	6.06	7.64
		Dinning/Lounge	10'	1	45.90	47.55	49.20	50.85	52.50	54.15	55.80	57.45	59.15	60.80	1.65	3.68	5.73	7.28
				2	46.20	48.10	50.05	52.00	53.95	55.85	57.80	59.75	61.65	63.60	1.94	3.68	5.73	7.28
	FD	Office	10'	1	50.30	51.55	52.85	54.10	55.40	56.65	57.95	59.20	60.50	61.75	1.28	5.48	6.37	8.08
				2	50.55	52.10	53.65	55.20	56.70	58.25	59.80	61.35	62.90	64.45	1.54	5.48	6.37	8.08
		Apartment	10'	1	32.40	34.00	35.60	37.20	38.80	40.35	41.95	43.55	45.15	46.75	1.59	3.94	6.13	7.61
				2	32.70	34.55	36.40	38.30	40.15	42.00	43.85	45.75	47.60	49.45	1.87	3.94	6.13	7.61
First	UF	Utility/Storage	14'	1	17.00	19.70	22.40	25.05	27.75	30.45	33.10	35.80	38.45	41.15	2.68	1.57	8.56	9.72
				2	17.65	21.00	24.30	27.65	30.95	34.30	37.60	40.90	44.25	47.55	3.32	1.57	8.56	9.72
		Parking Garage*	10'	1	17.95	19.20	20.50	21.75	23.00	24.30	25.55	26.80	28.05	29.35	1.26	2.83	7.61	8.68
				2	18.40	20.15	21.85	23.55	25.25	27.00	28.70	30.40	32.15	33.85	1.71	2.83	7.61	8.68
				4	17.00	17.30	17.60	17.85	18.15	18.45	18.75	19.05	19.35	19.65	0.29	2.83	7.61	8.68
	SF	Car Wash Auto	12'	1	22.35	24.80	27.30	29.75	32.25	34.70	37.20	39.65	42.15	44.60	2.47	1.56	8.04	9.15
				2	22.65	25.40	28.20	30.95	33.75	36.50	39.30	42.05	44.80	47.60	2.77	1.56	8.04	9.15
		Ice Rink	18'	1	36.70	39.50	42.30	45.15	47.95	50.75	53.55	56.35	59.15	61.95	2.80	4.03	10.18	12.28
				2	37.65	41.40	45.10	48.85	52.60	56.30	60.05	63.80	67.55	71.25	3.74	4.03	10.18	12.28
		Auto Service	14'	1	24.85	27.70	30.55	33.40	36.20	39.05	41.90	44.75	47.60	50.45	2.84	1.56	8.48	9.63
				2	25.20	28.40	31.60	34.75	37.95	41.15	44.35	47.55	50.75	53.95	3.19	1.56	8.48	9.63
	FO	Auto Showroom	14'	1	36.35	40.40	44.45	48.50	52.55	56.60	60.65	64.70	68.75	72.80	4.05	1.56	8.48	9.63
				2	36.60	40.90	45.15	49.45	53.75	58.00	62.30	66.60	70.90	75.15	4.29	1.56	8.48	9.63
		Bowling Alley	14'	1	41.90	44.40	46.85	49.35	51.85	54.35	56.80	59.30	61.80	64.25	2.49	3.72	9.05	11.00
				2	42.60	45.85	49.05	52.25	55.45	58.65	61.90	65.10	68.30	71.50	3.21	3.72	9.05	11.00
		Theater **	20'	1	54.30	58.95	63.65	68.30	72.95	77.60	82.25	86.90	91.55	96.20	4.66	2.03	10.85	13.05
				2	56.00	62.35	68.70	75.00	81.35	87.70	94.05	100.40	106.70	113.05	6.34	2.03	10.85	13.05
		Health Club ***	12'	1	50.45	52.55	54.60	56.65	58.70	60.75	62.85	64.90	66.95	69.00	2.06	3.21	8.20	9.82
				2	51.05	53.65	56.30	58.95	61.55	64.20	66.80	69.45	72.10	74.70	2.63	3.21	8.20	9.82
		General Retail	14'	1	32.05	35.15	38.20	41.25	44.35	47.40	50.45	53.50	56.60	59.65	3.06	1.77	8.06	9.96
				2	32.70	36.35	40.05	43.70	47.40	51.05	54.75	58.40	62.10	65.75	3.67	1.77	8.06	9.96
		Discount	14'	1	32.70	35.70	38.75	41.80	44.85	47.90	50.95	54.00	57.05	60.10	3.05	1.77	8.06	9.96
				2	33.30	36.95	40.60	44.25	47.90	51.55	55.25	58.90	62.55	66.20	3.66	1.77	8.06	9.96
		Regional Shopping Center	14'	1	36.35	39.35	42.35	45.35	48.35	51.35	54.35	57.35	60.35	63.35	3.00	1.77	8.06	9.96
				2	36.90	40.40	43.95	47.50	51.05	54.60	58.15	61.70	65.20	68.75	3.54	1.77	8.06	9.96
		Neighborhood Shopping Center	14'	1	32.15	35.30	38.45	41.60	44.80	47.95	51.10	54.25	57.40	60.55	3.15	1.77	8.06	9.96
				2	32.75	36.45	40.20	43.95	47.65	51.40	55.10	58.85	62.55	66.30	3.73	1.77	8.06	9.96
		Department Store	16'	1	50.80	53.70	56.65	59.60	62.50	65.45	68.35	71.30	74.25	77.15	2.93	3.43	8.47	10.42
				2	51.50	55.10	58.75	62.40	66.00	69.65	73.25	76.90	80.55	84.15	3.63	3.43	8.47	10.42
		Supermarket	14'	1	38.80	41.85	44.90	47.95	50.95	54.00	57.05	60.10	63.15	66.20	3.05	1.77	8.06	9.96
				2	39.40	43.05	46.70	50.35	54.00	57.70	61.35	65.00	68.65	72.30	3.66	1.77	8.06	9.96
		Convenience Market	12'	1	36.80	39.40	41.95	44.55	47.10	49.65	52.25	54.80	57.40	59.95	2.57	1.77	7.73	9.60
				2	37.35	40.50	43.60	46.75	49.85	53.00	56.10	59.25	62.35	65.50	3.12	1.77	7.73	9.60
		Dinning/Lounge	12'	1	49.50	52.10	54.75	57.35	59.95	62.60	65.20	67.85	70.45	73.05	2.62	1.77	7.73	9.60
				2	50.05	53.25	56.45	59.65	62.85	66.10	69.30	72.50	75.70	78.90	3.20	1.77	7.73	9.60
	FD	Hotel -- Motel	12'	1	52.10	54.80	57.50	60.20	62.90	65.60	68.30	71.00	73.70	76.45	2.71	1.72	8.27	9.92
		Service		2	52.70	56.00	59.30	62.60	65.95	69.25	72.55	75.85	79.20	82.50	3.31	1.72	8.27	9.92
		Bank	14'	1	67.10	70.50	73.90	77.30	80.75	84.15	87.55	90.95	94.35	97.75	3.41	1.80	9.15	10.96
				2	67.75	71.80	75.85	79.90	83.95	87.95	92.00	96.05	100.10	104.15	4.05	1.80	9.15	10.96
		General Office	12'	1	54.00	56.25	58.50	60.75	63.00	65.25	67.50	69.75	72.00	74.25	2.25	3.39	8.69	10.44
				2	54.60	57.45	60.30	63.15	66.00	68.85	71.75	74.60	77.45	80.30	2.85	3.39	8.69	10.44
		Medical Office	12'	1	57.95	60.70	63.50	66.25	69.05	71.85	74.60	77.40	80.15	82.95	2.78	1.80	8.77	10.54
				2	58.55	61.95	65.35	68.70	72.10	75.50	78.90	82.30	85.65	89.05	3.39	1.80	8.77	10.54

SCHEDULE A.1 (continued)

GCM Base Prices (continued)

2															1	3	4	
Fire Resistant															Wood	Rein	F P	
Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1	2	3	4	5	6	7	8	9	10	+1	Jst (-)	Conc (+)	Steel (+)
First	FD	Country Club	12'	1	54.30	56.90	59.50	62.10	64.70	67.30	69.90	72.45	75.05	77.65	2.59	1.72	8.27	9.92
				2	54.90	58.10	61.30	64.50	67.70	70.90	74.10	77.35	80.55	83.75	3.20	1.72	8.27	9.92
		Funeral Home	12'	1	47.95	50.50	53.05	55.60	58.20	60.75	63.30	65.85	68.40	70.95	2.56	1.72	8.27	9.92
				2	48.55	51.70	54.90	58.05	61.20	64.40	67.55	70.70	73.85	77.05	3.16	1.72	8.27	9.92
		Nursing Home	10'	1	47.10	49.25	51.40	53.55	55.70	57.85	60.00	62.15	64.30	66.50	2.16	1.72	7.94	9.55
				2	47.60	50.25	52.90	55.55	58.25	60.90	63.55	66.20	68.90	71.55	2.66	1.72	7.94	9.55
		Hotel -- Motel Unit	10'	1	49.50	51.65	53.85	56.05	58.20	60.40	62.60	64.80	66.95	69.15	2.19	1.72	7.94	9.55
				2	50.00	52.70	55.35	58.05	60.75	63.45	66.15	68.80	71.50	74.20	2.69	1.72	7.94	9.55
		Apartment	10'	1	34.05	36.20	38.40	40.55	42.70	44.90	47.05	49.20	51.35	53.55	2.16	1.71	7.86	9.46
				2	34.55	37.20	39.90	42.55	45.20	47.90	50.55	53.20	55.90	58.55	2.67	1.71	7.86	9.46
Wall Hgt.	UF	+/-	1'	1	0.35	0.50	0.65	0.75	0.90	1.05	1.20	1.35	1.45	1.60	0.14	0.03	0.21	0.23
				2	0.35	0.55	0.75	0.90	1.10	1.30	1.50	1.70	1.85	2.05	0.19	0.03	0.21	0.23
	SF	+/-	1'	1	0.50	0.65	0.85	1.00	1.20	1.35	1.50	1.70	1.85	2.05	0.17	0.02	0.23	0.25
				2	0.50	0.70	0.90	1.10	1.30	1.50	1.70	1.90	2.10	2.30	0.20	0.02	0.23	0.25
	FO	+/-	1'	1	0.70	0.85	1.00	1.20	1.35	1.50	1.65	1.80	2.00	2.15	0.16	0.01	0.18	0.20
				2	0.75	0.95	1.15	1.40	1.60	1.80	2.00	2.20	2.45	2.65	0.21	0.01	0.18	0.20
	FD	+/-	1'	1	1.05	1.20	1.40	1.55	1.75	1.90	2.05	2.25	2.40	2.60	0.17	0.01	0.16	0.19
				2	1.10	1.30	1.50	1.75	1.95	2.15	2.35	2.55	2.80	3.00	0.21	0.01	0.16	0.19
Upper	UF	Utility	12'	1	14.05	16.25	18.50	20.75	23.00	25.25	27.50	29.75	31.95	34.20	2.24	3.60	6.21	7.53
				2	14.60	17.35	20.15	22.95	25.75	28.55	31.35	34.15	36.90	39.70	2.79	3.60	6.21	7.53
		Parking Garage	10'	1	16.80	18.05	19.30	20.60	21.85	23.10	24.35	25.65	26.90	28.15	1.26	4.90	5.26	6.54
				2	17.25	18.95	20.65	22.40	24.10	25.80	27.55	29.25	30.95	32.65	1.71	4.90	5.26	6.54
			4	15.80	16.10	16.40	16.70	17.00	17.30	17.60	17.90	18.20	18.45	0.29	4.90	5.26	6.54	
	FO	Health Club ***	12'	1	46.45	48.40	50.40	52.35	54.30	56.30	58.25	60.20	62.15	64.15	1.96	5.45	6.41	7.95
				2	47.05	49.60	52.20	54.75	57.30	59.85	62.45	65.00	67.55	70.10	2.56	5.45	6.41	7.95
		General Retail	12'	1	27.40	29.80	32.20	34.60	37.00	39.40	41.80	44.15	46.55	48.95	2.39	3.67	6.01	7.60
				2	28.00	31.00	33.95	36.95	39.90	42.85	45.85	48.80	51.80	54.75	2.97	3.67	6.01	7.60
	FD	Mall Shops	14'	1	32.85	35.75	38.70	41.60	44.50	47.45	50.35	53.30	56.20	59.15	2.92	3.67	6.33	7.97
				2	33.40	36.85	40.30	43.75	47.25	50.70	54.15	57.60	61.10	64.55	3.46	3.67	6.33	7.97
		Department Store	14'	1	44.85	47.15	49.45	51.80	54.10	56.45	58.75	61.05	63.40	65.70	2.32	5.27	6.39	8.04
				2	45.50	48.50	51.50	54.50	57.50	60.50	63.50	66.50	69.50	72.50	3.00	5.27	6.39	8.04
	FD	Dinning/Lounge	12'	1	46.00	48.55	51.10	53.60	56.15	58.70	61.25	63.80	66.35	68.90	2.55	3.67	6.01	7.60
				2	46.55	49.70	52.80	55.95	59.05	62.20	65.30	68.45	71.60	74.70	3.13	3.67	6.01	7.60
		Hotel -- Motel Service	12'	1	48.60	51.20	53.80	56.45	59.05	61.65	64.25	66.85	69.50	72.10	2.61	3.98	6.47	8.01
				2	49.20	52.45	55.65	58.85	62.10	65.30	68.50	71.70	74.95	78.15	3.22	3.98	6.47	8.01
	FD	General Office	12'	1	49.90	52.05	54.25	56.40	58.55	60.70	62.85	65.00	67.15	69.30	2.15	5.57	6.70	8.47
				2	50.55	53.35	56.15	58.95	61.70	64.50	67.30	70.10	72.85	75.65	2.79	5.57	6.70	8.47
		Medical Office	11'	1	52.85	55.25	57.65	60.05	62.45	64.85	67.25	69.70	72.10	74.50	2.41	4.00	6.57	8.34
				2	53.40	56.40	59.40	62.40	65.40	68.40	71.40	74.40	77.40	80.40	3.00	4.00	6.57	8.34
	FD	Nursing Home	10'	1	43.60	45.65	47.75	49.80	51.85	53.90	56.00	58.05	60.10	62.15	2.06	3.98	6.13	7.64
				2	44.10	46.70	49.25	51.80	54.40	56.95	59.50	62.10	64.65	67.25	2.57	3.98	6.13	7.64
		Hotel -- Motel Unit	10'	1	46.00	48.10	50.20	52.30	54.40	56.45	58.55	60.65	62.75	64.85	2.09	3.98	6.13	7.64
				2	46.50	49.10	51.70	54.30	56.90	59.50	62.10	64.70	67.30	69.90	2.60	3.98	6.13	7.64
	FD	Apartment	10'	1	30.45	32.55	34.60	36.70	38.75	40.85	42.90	45.00	47.05	49.15	2.07	3.94	6.58	8.06
2				30.75	33.15	35.50	37.85	40.20	42.55	44.95	47.30	49.65	52.00	2.36	3.94	6.58	8.06	
* Add to base price (1st floor) to account for roof deck parking															3.61			
** Adjust base price to account for balconies, per square foot of balcony area															23.11	1.53	2.15	4.29
***Add per court -- racquetball																		
-- squash															35,300			
1Add to base price (1st floor) to account for elevated floor construction															28,200			
															4.87	3.84	0.48	1.49

1 These rates represent an amount of increased cost to elevate a floor over and above what is included in the model for a floor. For instance, most if not all of our first floor models, have included a concrete floor. These costs represent the increased cost to suspend (based on the framing types) a floor higher than the existing floor. An example of this type of entity would be a raised area in a department store, where a set of 3 or 4 steps is required to raise the customer onto a more specialized or exclusively priced area of the store. The raising of a floor over and above what is included in the models could occur in any of the GCM first floor models.

These rates are only applicable to the area that is raised within a structure. If less than 100% of the structure or building section includes this feature, then the appropriate rate is multiplied by the percentage of the building or section that has this feature to determine the applicable adjustment.

SCHEDULE A.2

GCI Base Prices

					2										1		3		4	
					Fire Resistant										Wood		Rein		F P	
Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1	2	3	4	5	6	7	8	9	10	+1	Jst (-)	Conc (+)	Steel (+)		
Bsmst	UF	Light Utility/Storage	9'	1	18.35	19.20	20.05	20.90	21.75	22.65	23.50	24.35	25.20	26.05	0.86	4.88	5.12	6.39		
				2	18.55	19.65	20.75	21.85	22.95	24.05	25.15	26.25	27.35	28.45	1.10	4.88	5.12	6.39		
		Heavy Utility/Storage	9'	1	21.85	22.70	23.55	24.40	25.30	26.15	27.00	27.85	28.70	29.55	0.86	5.84	4.94	6.74		
				2	22.10	23.15	24.25	25.35	26.45	27.55	28.65	29.75	30.85	31.95	1.10	5.84	4.94	6.74		
	SF	Light Manufacturing	9'	1	24.00	24.90	25.80	26.75	27.65	28.55	29.45	30.35	31.30	32.20	0.91	4.88	5.12	6.39		
				2	24.25	25.40	26.55	27.70	28.85	29.95	31.10	32.25	33.40	34.55	1.15	4.88	5.12	6.39		
		Heavy Manufacturing	9'	1	27.50	28.40	29.35	30.25	31.15	32.05	32.95	33.90	34.80	35.70	0.91	5.84	4.94	6.74		
				2	27.75	28.90	30.05	31.20	32.35	33.50	34.65	35.75	36.90	38.05	1.15	5.84	4.94	6.74		
		FO	Truck Terminal Bunk Room	9'	1	26.95	28.10	29.25	30.40	31.55	32.70	33.85	35.00	36.15	37.30	1.15	4.88	5.12	6.39	
					2	27.20	28.60	29.95	31.35	32.75	34.15	35.50	36.90	38.30	39.70	1.39	4.88	5.12	6.39	
First	UF	Light Utility/Storage	14'	1	20.90	22.80	24.70	26.60	28.50	30.35	32.25	34.15	36.05	37.95	1.90	3.11	8.56	9.72		
				2	21.25	23.50	25.70	27.95	30.20	32.45	34.70	36.95	39.20	41.45	2.25	3.11	8.56	9.72		
				3	17.60	18.65	19.75	20.85	21.95	23.05	24.15	25.25	26.35	27.45	1.10	1.88	11.06	12.22		
		Heavy Utility/Storage	14'	1	25.20	27.30	29.35	31.45	33.55	35.60	37.70	39.80	41.85	43.95	2.08	3.87	8.35	10.01		
				2	25.55	28.00	30.40	32.85	35.30	37.70	40.15	42.60	45.00	47.45	2.43	3.87	8.35	10.01		
				3	21.20	22.50	23.80	25.05	26.35	27.65	28.90	30.20	31.45	32.75	1.28	3.34	11.52	13.19		
	Light Warehouse	18'	1	23.50	25.90	28.30	30.75	33.15	35.55	37.95	40.40	42.80	45.20	2.41	3.35	9.44	10.67			
			2	23.95	26.80	29.65	32.55	35.40	38.25	41.10	43.95	46.85	49.70	2.86	3.35	9.44	10.67			
			3	19.85	21.20	22.55	23.90	25.25	26.60	27.95	29.30	30.65	32.00	1.35	2.08	12.02	13.25			
	Mini Warehouse	12'	1	14.80	16.20	17.60	19.00	20.45	21.85	23.25	24.65	26.05	27.45	1.41	2.32	7.92	8.64			
			2	14.90	16.45	17.95	19.50	21.00	22.55	24.10	25.60	27.15	28.65	1.53	2.32	7.92	8.64			
			3	11.55	12.35	13.15	14.00	14.80	15.60	16.45	17.25	18.10	18.90	0.82	2.06	11.09	11.80			
	Commercial Garage	14'	1	25.30	27.30	29.35	31.35	33.35	35.35	37.35	39.40	41.40	43.40	2.01	3.11	8.56	9.72			
			2	25.90	28.55	31.15	33.80	36.40	39.00	41.65	44.25	46.90	49.50	2.62	3.11	8.56	9.72			
			3	22.00	23.20	24.40	25.65	26.85	28.05	29.25	30.45	31.65	32.90	1.21	1.88	11.06	12.22			
	Hanger	20'	1	28.40	31.25	34.10	36.95	39.80	42.65	45.50	48.35	51.20	54.05	2.85	3.48	9.88	11.15			
			2	28.75	31.95	35.15	38.35	41.55	44.75	47.95	51.15	54.35	57.50	3.20	3.48	9.88	11.15			
			3	24.95	26.95	29.00	31.00	33.00	35.00	37.05	39.05	41.05	43.05	2.01	2.17	12.49	13.76			
	Truck Terminal Warehouse	14'	1	25.90	28.75	31.60	34.40	37.25	40.10	42.90	45.75	48.60	51.40	2.83	3.11	8.56	9.72			
			2	26.25	29.45	32.65	35.80	39.00	42.20	45.35	48.55	51.70	54.90	3.18	3.11	8.56	9.72			
			3	22.60	24.65	26.70	28.70	30.75	32.75	34.80	36.80	38.85	40.90	2.03	1.88	11.06	12.22			
	SF	Loft Warehouse	14'	1	18.45	20.95	23.40	25.85	28.35	30.80	33.25	35.70	38.20	40.65	2.47	3.11	8.56	9.72		
				2	18.80	21.65	24.45	27.25	30.10	32.90	35.70	38.55	41.35	44.20	2.82	3.11	8.56	9.72		
		Light Manufacturing	14'	1	30.30	32.40	34.50	36.60	38.70	40.80	42.90	45.00	47.10	49.20	2.10	3.11	8.56	9.72		
				2	30.65	33.10	35.55	38.00	40.45	42.90	45.35	47.80	50.25	52.70	2.45	3.11	8.56	9.72		
				3	27.00	28.30	29.60	30.90	32.20	33.50	34.80	36.10	37.35	38.65	1.30	1.88	11.06	12.22		
		Heavy Manufacturing	14'	1	34.35	36.45	38.55	40.65	42.75	44.85	46.95	49.05	51.15	53.25	2.10	3.87	8.35	10.01		
				2	34.70	37.15	39.60	42.05	44.50	46.95	49.40	51.85	54.30	56.75	2.45	3.87	8.35	10.01		
3				30.35	31.65	32.95	34.25	35.55	36.85	38.15	39.45	40.75	42.05	1.30	2.29	11.52	13.19			
Loft Manufacturing		12'	1	21.45	23.55	25.60	27.65	29.70	31.80	33.85	35.90	37.95	40.05	2.06	2.98	8.12	9.24			
			2	21.75	24.15	26.50	28.85	31.25	33.60	35.95	38.35	40.70	43.05	2.37	2.98	8.12	9.24			
Mill Manufacturing		40'	1	66.35	71.65	77.00	82.30	87.65	92.95	98.30	103.60	108.90	114.25	5.32	7.70	13.78	17.27			
			2	67.30	73.65	79.95	86.30	92.60	98.95	105.25	111.55	117.90	124.20	6.32	7.70	13.78	17.27			
			3	60.30	64.35	68.40	72.45	76.50	80.55	84.60	88.65	92.70	96.75	4.05	7.75	18.52	22.01			
Small Shop		14'	1	23.60	26.05	28.50	30.95	33.40	35.85	38.30	40.75	43.20	45.65	2.45	3.11	8.56	9.72			
	2		24.20	27.30	30.40	33.50	36.60	39.70	42.75	45.85	48.95	52.05	3.09	3.11	8.56	9.72				
	3		20.30	21.95	23.60	25.25	26.90	28.55	30.20	31.85	33.50	35.15	1.65	1.88	11.06	12.22				
Power Generating Plant	30'	1	71.50	75.90	80.30	84.70	89.10	93.55	97.95	102.35	106.75	111.15	4.41	7.73	9.65	12.84				
		2	73.25	79.45	85.60	91.80	97.95	104.15	110.35	116.50	122.70	128.85	6.18	7.73	9.65	12.84				
FO	Truck Terminal Bunk Room	9'	1	27.30	28.75	30.20	31.65	33.10	34.50	35.95	37.40	38.85	40.30	1.44	2.79	7.46	8.53			
			2	27.55	29.20	30.85	32.55	34.20	35.85	37.55	39.20	40.85	42.55	1.67	2.79	7.46	8.53			
			3	24.25	25.05	25.85	26.65	27.40	28.20	29.00	29.80	30.60	31.40	0.79	1.63	9.87	10.94			
FD	Industrial Office	12'	1	50.15	52.05	53.95	55.85	57.75	59.65	61.55	63.45	65.40	67.30	1.90	2.98	8.12	9.24			
			2	50.70	53.15	55.60	58.05	60.50	62.95	65.40	67.85	70.30	72.75	2.45	2.98	8.12	9.24			
			3	46.80	47.85	48.90	49.95	50.95	52.00	53.05	54.10	55.10	56.15	1.04	1.78	10.59	11.71			
	Research/Devel.	12'	1	57.30	59.20	61.10	63.00	64.90	66.80	68.70	70.60	72.50	74.40	1.90	2.98	8.12	9.24			
			2	57.85	60.30	62.75	65.20	67.65	70.10	72.55	75.00	77.45	79.90	2.45	2.98	8.12	9.24			
			3	53.95	55.00	56.05	57.05	58.10	59.15	60.20	61.20	62.25	63.30	1.04	1.78	10.59	11.71			
Dock Floor		+1'	1	0.25	0.35	0.45	0.55	0.65	0.75	0.85	0.95	1.05	1.15	0.10						
			2	0.30	0.40	0.55	0.65	0.80	0.90	1.05	1.15	1.25	1.40	0.12						

SCHEDULE A.2 (continued)

GCI Base Prices (continued)

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	2 Fire Resistant											1 Wood Jst	3 Rein Conc	4 F P Steel
					1	2	3	4	5	6	7	8	9	10	+1	(-)	(+)	(+)
Wall Hgt. Adj.	UF	+/-	1'	1	0.45	0.60	0.75	0.85	1.00	1.15	1.30	1.45	1.55	1.70	0.14	0.06	0.20	0.23
				2	0.45	0.60	0.75	0.95	1.10	1.25	1.40	1.55	1.75	1.90	0.16	0.06	0.20	0.23
				3	0.40	0.50	0.55	0.65	0.70	0.80	0.90	0.95	1.05	1.10	0.08	0.07	0.22	0.25
	SF	+/-	1'	1	0.50	0.65	0.80	0.90	1.05	1.20	1.35	1.50	1.60	1.75	0.14	0.07	0.21	0.24
				2	0.55	0.70	0.90	1.05	1.25	1.40	1.55	1.75	1.90	2.10	0.17	0.07	0.21	0.24
				3	0.50	0.60	0.65	0.75	0.80	0.90	1.00	1.05	1.15	1.20	0.08	0.06	0.24	0.26
	FO	+/-	1'	1	0.50	0.65	0.75	0.90	1.00	1.15	1.30	1.40	1.55	1.65	0.13	0.06	0.21	0.23
				2	0.55	0.70	0.85	1.00	1.15	1.30	1.45	1.60	1.75	1.90	0.15	0.06	0.21	0.23
				3	0.45	0.50	0.55	0.65	0.70	0.75	0.80	0.85	0.95	1.00	0.06	0.05	0.23	0.24
	FD	+/-	1'	1	1.35	1.45	1.60	1.70	1.85	1.95	2.05	2.20	2.30	2.45	0.12	0.06	0.21	0.23
				2	1.40	1.55	1.75	1.90	2.10	2.25	2.40	2.60	2.75	2.95	0.17	0.06	0.21	0.23
				3	1.30	1.40	1.50	1.60	1.70	1.80	1.90	2.00	2.10	2.20	0.10	0.05	0.23	0.24
Upper	UF	Light Utility/Storage	12'	1	17.20	18.75	20.25	21.80	23.30	24.85	26.40	27.90	29.45	30.95	1.53	5.07	5.72	7.05
				2	17.50	19.35	21.15	23.00	24.80	26.65	28.45	30.30	32.15	33.95	1.83	5.07	5.72	7.05
		Heavy Utility/Storage	12'	1	20.75	22.25	23.80	25.30	26.85	28.40	29.90	31.45	32.95	34.50	1.53	6.09	5.57	7.45
				2	21.05	22.85	24.70	26.50	28.35	30.20	32.00	33.85	35.65	37.50	1.83	6.09	5.57	7.45
	SF	Loft Warehouse	12'	1	15.55	17.55	19.50	21.50	23.50	25.45	27.45	29.40	31.40	33.40	1.98	5.07	6.97	8.31
				2	15.85	18.15	20.40	22.70	25.00	27.25	29.55	31.85	34.10	36.40	2.28	5.07	6.97	8.31
		Light Manufacturing	12'	1	23.25	24.85	26.45	28.05	29.65	31.25	32.85	34.45	36.05	37.65	1.60	5.07	5.72	7.05
				2	23.55	25.45	27.35	29.25	31.15	33.05	34.95	36.85	38.75	40.65	1.90	5.07	5.72	7.05
		Heavy Manufacturing	12'	1	26.80	28.40	30.00	31.60	33.20	34.80	36.40	38.00	39.60	41.20	1.60	6.09	5.57	7.45
				2	27.10	29.00	30.90	32.80	34.70	36.60	38.50	40.40	42.25	44.15	1.90	6.09	5.57	7.45
		Loft Manufacturing	12'	1	19.15	21.15	23.10	25.10	27.10	29.05	31.05	33.00	35.00	37.00	1.98	5.07	5.72	7.05
				2	19.45	21.75	24.05	26.30	28.60	30.85	33.15	35.45	37.70	40.00	2.28	5.07	5.72	7.05
		Small Shop	12'	1	19.40	21.00	22.60	24.20	25.80	27.40	29.00	30.60	32.20	33.80	1.60	5.07	5.72	7.05
				2	19.95	22.10	24.25	26.40	28.55	30.70	32.85	35.00	37.10	39.25	2.14	5.07	5.72	7.05
		Power Generating Plant	*	0	29.25	29.25	29.25	29.25	29.25	29.25	29.25	29.25	29.25	29.25	---	3.75	0.45	2.09
	FO	Truck Terminal Bunk Room	9'	1	23.50	24.95	26.40	27.85	29.30	30.75	32.15	33.60	35.05	36.50	1.44	4.88	5.06	6.33
				2	23.75	25.40	27.10	28.75	30.40	32.05	33.75	35.40	37.05	38.75	1.67	4.88	5.06	6.33
	FD	Industrial Office	12'	1	47.40	49.30	51.20	53.10	55.00	56.95	58.85	60.75	62.65	64.55	1.90	5.07	5.72	7.05
				2	47.95	50.40	52.85	55.30	57.75	60.20	62.65	65.10	67.55	70.00	2.45	5.07	5.72	7.05
		Research/Devel.	12'	1	54.45	56.30	58.10	59.95	61.75	63.55	65.40	67.20	69.05	70.85	1.82	5.07	5.72	7.05
				2	55.00	57.40	59.75	62.10	64.50	66.85	69.20	71.60	73.95	76.30	2.37	5.07	5.72	7.05

* Upper floor price exclusive of walls.

SCHEDULE A.3

GCR Base Prices

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1 Wood Joist											2 Fire Res
					1	2	3	4	5	6	7	8	9	10	+1	(+)
Bsm	UF	Utility/Storage	9'	1	10.35	11.35	12.35	13.35	14.35	15.30	16.30	17.30	18.30	19.30	0.99	3.64
				2	10.60	11.85	13.10	14.35	15.60	16.85	18.10	19.35	20.60	21.85	1.25	3.64
	FO	Dinning/Lounge	9'	1	40.50	41.80	43.10	44.40	45.70	47.00	48.30	49.60	50.90	52.20	1.30	3.66
				2	40.75	42.35	43.90	45.50	47.05	48.65	50.20	51.80	53.35	54.95	1.58	3.66
		Motel Service	9'	1	40.25	41.40	42.55	43.75	44.90	46.05	47.20	48.35	49.55	50.70	1.16	3.55
				2	40.50	41.85	43.25	44.65	46.05	47.40	48.80	50.20	51.60	52.95	1.39	3.55
	FD	General Office	9'	1	39.20	40.50	41.75	43.05	44.35	45.65	46.95	48.20	49.50	50.80	1.29	4.04
				2	39.45	41.00	42.55	44.10	45.65	47.20	48.75	50.35	51.90	53.45	1.55	4.04
		Apartment	9'	1	26.55	27.75	28.90	30.05	31.20	32.35	33.55	34.70	35.85	37.00	1.16	3.55
				2	26.80	28.20	29.60	30.95	32.35	33.75	35.15	36.50	37.90	39.30	1.39	3.55
First	FO	Motel Service	12'	1	45.60	47.50	49.40	51.25	53.15	55.05	56.95	58.85	60.75	62.60	1.89	---
				2	46.25	48.80	51.35	53.90	56.45	58.95	61.50	64.05	66.60	69.15	2.54	---
		Dinning/Lounge	12'	1	46.05	47.90	49.75	51.60	53.45	55.30	57.15	59.00	60.85	62.70	1.85	---
				2	46.65	49.15	51.65	54.15	56.65	59.15	61.65	64.15	66.65	69.15	2.50	---
	FD	Bank	10'	1	58.95	60.95	62.90	64.90	66.90	68.90	70.90	72.85	74.85	76.85	1.99	---
				2	59.45	61.95	64.45	66.95	69.45	71.95	74.40	76.90	79.40	81.90	2.50	---
		General Office	10'	1	44.25	46.00	47.80	49.60	51.40	53.20	54.95	56.75	58.55	60.35	1.79	---
				2	44.80	47.15	49.50	51.85	54.20	56.50	58.85	61.20	63.55	65.90	2.35	---
		Medical Office	10'	1	52.65	54.45	56.25	58.05	59.85	61.65	63.50	65.30	67.10	68.90	1.81	---
				2	53.20	55.60	57.95	60.30	62.70	65.05	67.40	69.80	72.15	74.50	2.37	---

SCHEDULE A.3 (continued)**GCR Base Prices (continued)**

Floor Level	Fin Type	Use Type	Flr Hgt	Wall Type	1 Wood Joist										
					1	2	3	4	5	6	7	8	9	10	+1
First	FD	Motel Units	9'	1	37.40	38.90	40.35	41.85	43.30	44.80	46.30	47.75	49.25	50.75	1.48
				2	37.90	39.85	41.85	43.80	45.80	47.80	49.75	51.75	53.70	55.70	1.98
		Funeral Home	12'	1	44.10	46.05	47.95	49.85	51.75	53.65	55.55	57.45	59.35	61.30	1.91
				2	44.75	47.35	49.90	52.45	55.00	57.55	60.10	62.70	65.25	67.80	2.56
		Nursing Home	10'	1	49.75	51.35	52.95	54.55	56.15	57.75	59.35	60.95	62.55	64.15	1.60
				2	50.30	52.45	54.60	56.75	58.90	61.05	63.20	65.35	67.50	69.65	2.15
		Apartment	9'	1	29.30	30.75	32.25	33.75	35.20	36.70	38.20	39.65	41.15	42.65	1.48
				2	29.80	31.75	33.75	35.70	37.70	39.65	41.65	43.65	45.60	47.60	1.98
	Upper	Motel Service	12'	1	39.65	41.45	43.25	45.05	46.85	48.65	50.50	52.30	54.10	55.90	1.81
				2	40.25	42.75	45.20	47.65	50.10	52.55	55.00	57.45	59.90	62.35	2.45
		Dinning/Lounge	12'	1	40.65	42.40	44.20	46.00	47.80	49.55	51.35	53.15	54.95	56.75	1.79
				2	41.25	43.70	46.10	48.55	50.95	53.40	55.80	58.25	60.65	63.10	2.42
		Motel Units	9'	1	32.05	33.45	34.85	36.25	37.65	39.05	40.45	41.85	43.25	44.65	1.40
				2	32.55	34.40	36.30	38.20	40.05	41.95	43.85	45.75	47.60	49.50	1.89
		Apartment	9'	1	23.95	25.35	26.75	28.15	29.55	30.95	32.35	33.75	35.15	36.55	1.40
				2	24.40	26.30	28.20	30.10	31.95	33.85	35.75	37.65	39.50	41.40	1.89
		Nursing Home	10'	1	44.35	45.95	47.50	49.10	50.70	52.30	53.90	55.45	57.05	58.65	1.59
				2	44.90	47.00	49.15	51.30	53.45	55.60	57.70	59.85	62.00	64.15	2.14

SCHEDULE A.4**GCK Base Rates**

Light preengineered steel and pole framed buildings (used for C/I occupancies)

Per square foot, average quality, 12' eaves height

	Perimeter/Area Ratio										
	1	2	3	4	5	6	7	8	9	10	+1
Light metal/wood siding, pole frame	8.55	8.95	9.35	9.75	10.20	10.60	11.00	11.40	11.85	12.25	0.41
Add per P/A ratio:											
Exterior sheathing	0.10	0.20	0.30	0.40	0.50	0.60	0.70	0.80	0.90	1.00	0.10
Insulation	0.75	0.80	0.85	0.95	1.00	1.05	1.15	1.20	1.25	1.35	0.07
Steel girts and purlins	0.50	0.55	0.60	0.65	0.70	0.75	0.80	0.85	0.90	0.95	0.05
Aluminum siding and roofing	0.40	0.50	0.55	0.60	0.65	0.75	0.80	0.85	0.90	1.00	0.06
Interior liner (1)	1.45	1.60	1.80	1.95	2.15	2.30	2.45	2.65	2.80	3.00	0.17
Heavy gauge siding and roofing (2)	1.45	1.60	1.75	1.90	2.05	2.20	2.30	2.45	2.60	2.75	0.14
Plastic panel siding	0.35	0.75	1.10	1.45	1.80	2.20	2.55	2.90	3.30	3.65	0.36
Sandwich paneling	3.90	4.45	5.00	5.55	6.15	6.70	7.25	7.80	8.35	8.95	0.56
Interior finish (3)											
Unfinished occupancies (UF)	3.35	3.35	3.35	3.35	3.35	3.35	3.35	3.35	3.35	3.35	
Semi-finished occupancies (SF)	7.05	7.05	7.05	7.05	7.05	7.05	7.05	7.05	7.05	7.05	
Finished open occupancies (FO)	16.15	16.50	16.90	17.25	17.60	17.95	18.35	18.70	19.05	19.40	0.36
Finished divided occupancies (FD)	28.60	28.95	29.35	29.70	30.05	30.40	30.80	31.15	31.50	31.85	0.36
Add per square foot of floor area for frame variations:											
Steel post and beam	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	
Rigid steel frame construction	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	
Deduct per square foot of floor area for absence:											
Concrete floor	3.35	3.35	3.35	3.35	3.35	3.35	3.35	3.35	3.35	3.35	

Add or deduct 2% (against the total rate) per foot of wall height variation.

Deduct 2% (against the total rate) for low profile (1:12 or less pitch) roof construction.

Adjust for quality grade from Schedule F.

Note (1) Liner is included with manufactured sandwich paneling

Note (2) 24 to 20 gauge steel; .032" to .050" thick aluminum.

Note (3) Interior Components:	Walls/ LF	Flooring	Ceiling	Ptns&OF	Lighting	Heating	Add A/C	Sprk
Unfinished occupancies (UF)	----	----	----	0.80	1.55	1.00	1.90	6
Semi-finished occupancies (SF)	----	0.60	0.50	1.55	3.20	1.20	1.90	6
Finished open occupancies (FO)	36.10	2.35	2.10	4.40	4.60	2.35	2.25	4
Finished divided occupancies (FD)	36.10	3.35	2.75	12.35	6.20	3.60	5.10	3

SCHEDULE B

GC Base Price Adjustment for Story Height (BPA)

		Story Height															
	B	1-3	4	5-7	8-9	10-11	12-13	14-15	16-18	19-20	21-22	23-24	25-26	27-28	29-30	31-32	33-34
BPA Factor	*NA	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115

*Basements and sub-basements are not included in the count of the story height, but the percentage multiplier is applicable to the base rates.

SCHEDULE C

GC Base Price Components and Adjustments

ID	Floor Level	Fin Type	Use Type	CH	Interior Finish			Ptns	Ltq	Htg	Htg Only	Add	Adjust Lighting	Spk **	
					Walls Per LF	Floors Per SF	Ceil Per SF			Vent A.C.		for A.C.			
GCM	Sub	UF	Parking	--	---	---	---	0.30	1.45	0.60	---	---	0.10	0.20	6
	Bsmt														
	Bsmt	UF	Utility/Storage	--	---	---	---	0.50	1.00	---	0.85	1.70	0.05	0.15	6
			Stand Alone Basement	--	---	---	---	0.50	1.00	---	0.85	1.70	0.05	0.15	6
			Parking Garage	--	---	---	---	0.30	1.80	0.60	---	---	0.15	0.25	4
	FO		General Retail	10'	24.70	2.40	2.15	2.30	4.60	4.30	2.35	---	0.30	0.70	4
			Dinning/Lounge	8'	23.25	4.25	2.50	11.75	8.35	5.60	2.20	---	0.60	1.25	4
	FD		Office	8'	23.25	3.55	2.70	10.95	6.10	8.00	3.35	---	0.45	0.90	3
			Apartment	8'	23.25	3.15	2.50	6.85	3.85	---	2.80	3.55	0.25	0.60	2
	First	UF	Utility/Storage	--	---	---	---	0.75	1.00	---	1.05	2.00	0.05	0.15	6
			Parking Garage	--	---	---	---	0.35	1.80	---	---	---	0.15	0.25	4
	SF		Car Wash Auto	--	4.55	---	---	2.75	4.10	---	0.95	---	0.30	0.60	6
			Ice Rink	--	5.65	1.55	1.15	6.25	4.05	---	1.85	---	0.30	0.60	4
			Auto Service Center	--	4.55	0.85	0.55	3.10	4.10	---	1.25	2.75	0.30	0.60	5
	FO		Auto Showroom	12'	34.50	2.90	2.35	2.70	6.85	6.10	2.30	---	0.50	1.05	4
			Bowling Alley	12'	34.85	0.80	2.70	2.25	5.35	8.45	3.35	---	0.35	0.80	4
			Theater	18'	52.75	3.50	2.85	12.55	5.95	10.15	4.05	---	0.40	0.90	1
			Health Club	10'	17.45	2.25	1.55	15.95	5.95	4.80	3.00	---	0.40	0.90	4
			General Retail	12'	29.60	2.40	2.15	2.50	4.60	4.55	2.50	---	0.30	0.70	4
			Discount	12'	27.90	2.15	2.10	4.60	3.45	4.55	2.50	---	0.25	0.50	4
			Regional Shopping Center	12'	27.90	3.25	2.30	2.80	5.85	6.30	2.50	---	0.40	0.90	4
			Neighborhood Shopping Ctr	12'	27.90	2.15	2.10	2.50	4.90	4.55	2.50	---	0.35	0.75	4
			Department Store	14'	32.85	2.95	2.05	8.60	9.15	6.75	2.65	---	0.65	1.35	4
			Supermarket	12'	27.90	1.70	2.50	8.10	6.05	4.55	2.50	---	0.40	0.90	4
			Convenience Market	10'	26.15	2.55	2.35	4.55	6.05	5.95	2.35	---	0.40	0.90	4
			Dinning/Lounge	10'	29.05	4.25	2.50	13.05	8.35	5.95	2.35	---	0.60	1.25	4
	FD		Hotel/Motel Service	10'	29.30	4.45	2.55	14.20	8.45	6.80	3.00	---	0.60	1.25	2
			Bank	12'	35.20	3.35	2.75	24.45	10.55	9.10	3.80	---	0.75	1.60	3
			General Office	10'	29.05	3.35	2.75	12.15	6.10	8.50	3.55	---	0.45	0.90	3
			Medical Office	10'	29.30	3.40	2.75	19.35	7.65	8.60	3.60	---	0.55	1.15	3
			Country Club	10'	29.30	5.20	2.55	17.05	7.25	6.80	3.00	---	0.50	1.10	3
			Funeral Home	10'	25.65	2.90	2.55	15.55	4.70	6.80	3.00	---	0.35	0.70	3
			Nursing Home	8'	20.50	3.25	2.55	15.30	4.60	6.40	2.85	---	0.30	0.70	3
			Hotel/Motel Unit	8'	23.45	3.35	2.55	16.85	5.30	6.40	2.85	---	0.35	0.80	2
			Apartment Units	8'	23.25	3.15	2.50	6.85	3.85	---	2.80	3.55	0.25	0.60	2
	Upper	UF	Utility/Storage	--	---	---	---	0.65	1.00	---	0.95	1.90	0.05	0.15	6
			Parking Garage	--	---	---	---	0.35	1.80	0.60	---	---	0.15	0.25	4
	FO		Health Club	10'	17.45	2.25	1.55	15.95	5.95	4.80	3.00	---	0.40	0.90	4
			General Retail	10'	24.70	2.40	2.15	2.30	4.60	4.30	2.35	---	0.30	0.70	4
			Department Store	14'	28.15	2.95	2.05	7.85	9.15	6.40	2.55	---	0.65	1.35	4
			Mall Shops	12'	27.90	3.25	2.30	2.80	5.85	6.30	2.50	---	0.40	0.90	4
			Dinning/Lounge	10'	29.05	4.25	2.50	13.05	8.35	5.95	2.35	---	0.60	1.25	4
	FD		Hotel/Motel Service	10'	29.30	4.45	2.55	14.20	8.45	6.80	3.00	---	0.60	1.25	2
			General Office	10'	29.05	3.35	2.75	12.15	6.10	8.50	3.55	---	0.45	0.90	3
			Medical Office	9'	26.40	3.40	2.75	18.40	7.65	8.30	3.45	---	0.55	1.15	3
			Nursing Home	8'	20.50	3.25	2.55	15.30	4.60	6.40	2.85	---	0.30	0.70	3
			Hotel/Motel Unit	8'	23.45	3.35	2.55	16.85	5.30	6.40	2.85	---	0.35	0.80	2
			Apartment Units	8'	23.25	3.15	2.50	6.85	3.85	---	2.80	3.55	0.25	0.60	2

SCHEDULE C (continued)

GC Base Price Components and Adjustments (continued)

ID	Floor Level	Fin Type	Use Type	CH	Interior Finish			Ptns	Ltg	Htg Vent A.C.	Htg Only	Add for A.C.	Adjust Lighting		Spk **
					Walls Per LF	Floors Per SF	Ceil Per SF								
GCI	Bsm	UF	Light Utility/Storage	--	---	---	---	0.50	1.00	---	0.60	1.45	0.05	0.15	6
			Heavy Utility/Storage	--	---	---	---	0.50	1.00	---	0.60	1.45	0.05	0.15	6
		SF	Light Manufacturing	--	5.05	0.60	---	1.25	3.20	2.55	1.95	2.35	0.20	0.50	5
			Heavy Manufacturing	--	5.05	0.60	---	1.25	3.20	2.55	1.95	2.35	0.20	0.50	5
		FO	Truck Terminal Bunk Room	8'	23.25	1.50	2.45	0.90	3.65	---	1.95	2.35	0.25	0.55	5
			Light Utility/Storage	--	---	---	---	0.75	1.00	---	0.75	1.70	0.05	0.15	6
		UF	Heavy Utility/Storage	--	---	---	---	0.75	1.00	---	0.75	1.70	0.05	0.15	6
			Light Warehouse	--	---	---	---	1.05	1.55	---	1.15	3.10	0.10	0.25	6
			Mini Warehouse	--	---	---	---	4.10	1.10	---	---	**	0.10	0.15	5
			Commercial Garage	--	---	0.60	---	0.90	3.15	1.75	1.05	2.00	0.20	0.45	5
			Hanger	--	---	0.60	---	1.30	1.70	2.05	1.20	2.35	0.10	0.25	6
			Truck Terminal Warehouse	--	---	0.70	---	0.90	4.00	---	1.05	2.75	0.30	0.60	5
		SF	Loft Warehouse	--	7.85	---	---	0.90	2.80	---	0.75	2.75	0.20	0.40	6
			Light Manufacturing	--	7.50	0.60	---	2.00	3.20	3.00	2.30	2.75	0.20	0.50	5
			Heavy Manufacturing	--	7.50	0.60	---	2.00	3.20	3.00	2.30	2.75	0.20	0.50	5
			Loft Manufacturing	--	6.70	---	---	1.90	4.45	1.65	0.95	2.60	0.30	0.65	5
			Mill Manufacturing	--	22.35	1.30	---	5.65	9.80	5.35	4.10	4.95	0.70	1.45	5
			Small Shop	--	7.05	0.70	0.25	0.85	1.85	---	1.05	2.75	0.15	0.30	6
			Power Generating Plant	--	16.75	2.75	0.50	4.50	9.80	---	4.55	5.25	0.70	1.45	5
			Truck Terminal Bunk Room	8'	23.25	1.50	2.45	0.90	3.65	---	1.95	2.35	0.25	0.55	6
		FD	Industrial Office	10'	29.05	3.60	2.35	14.35	6.10	5.75	2.15	---	0.45	0.90	3
			Research/Development	10'	29.05	4.10	3.35	17.50	8.60	5.75	2.15	---	0.60	1.30	3
		UF	Light Utility/Storage	--	---	---	---	0.65	1.00	---	0.70	1.60	0.05	0.15	6
			Heavy Utility/Storage	--	---	---	---	0.65	1.00	---	0.70	1.60	0.05	0.15	6
		SF	Loft Warehouse	--	6.70	---	---	0.85	2.80	---	0.70	2.60	0.20	0.40	6
			Light Manufacturing	--	6.70	0.60	---	1.70	3.20	2.85	2.15	2.60	0.20	0.50	5
			Heavy Manufacturing	--	6.70	0.60	---	1.70	3.20	2.85	2.15	2.60	0.20	0.50	5
			Loft Manufacturing	--	6.70	---	---	1.90	4.45	1.65	0.95	2.60	0.30	0.65	5
			Small Shop	--	6.70	0.70	0.25	0.75	1.85	---	0.95	2.60	0.15	0.30	5
			Power Generating Plant	*	---	2.75	0.50	1.80	9.80	---	2.90	3.35	0.70	1.45	5
		FO	Truck Terminal Bunk Room	8'	23.25	1.50	2.45	0.90	3.65	---	0.85	2.35	0.25	0.55	5
			Industrial Office	10'	29.05	3.60	2.35	14.35	6.10	5.75	2.15	---	0.45	0.90	3
		FD	Research/Development	10'	29.05	4.10	3.35	17.50	8.60	5.75	2.15	---	0.60	1.30	3
			Utility/Storage	--	---	---	---	0.50	1.00	---	0.85	---	0.05	0.15	6
		UF	Dinning/Lounge	8'	18.85	4.25	2.60	10.25	8.35	5.45	2.15	---	0.60	1.25	4
			Motel Service	8'	18.85	2.75	2.45	12.05	8.35	5.25	2.20	---	0.60	1.25	2
		FD	General Office	8'	18.85	3.40	2.80	10.55	6.20	6.40	3.30	---	0.45	0.95	3
			Apartment Units	8'	18.85	2.45	2.05	6.95	3.50	---	2.20	2.90	0.25	0.50	2
		FO	Motel Service	10'	23.55	2.75	2.40	13.90	8.35	5.75	2.40	---	0.60	1.25	2
			Dinning/Lounge	10'	23.55	4.25	2.60	12.05	8.35	5.95	2.35	---	0.60	1.25	4
		FD	Bank	10'	19.05	3.45	2.80	20.40	10.75	6.70	3.45	---	0.75	1.60	3
			General Office	10'	18.85	3.40	2.80	11.15	6.20	6.60	3.40	---	0.45	0.95	3
			Medical Office	10'	19.05	3.45	2.80	17.75	7.80	6.70	3.45	---	0.55	1.15	3
			Motel Units	8'	18.85	2.45	2.05	13.75	5.05	2.05	0.90	---	0.35	0.75	2
			Funeral Home	10'	23.80	2.80	2.55	15.55	4.70	5.45	3.00	---	0.35	0.70	2
			Nursing Home	8'	18.85	3.05	2.45	21.25	5.25	5.40	2.30	---	0.35	0.80	2
			Apartment Units	8'	18.85	2.45	2.05	6.95	3.50	---	2.20	2.90	0.25	0.50	2
		FO	Motel Service	10'	23.55	2.45	2.05	13.90	8.35	5.75	2.40	---	0.60	1.25	2
			Dinning/Lounge	10'	23.55	4.25	2.60	12.05	8.35	5.95	2.35	---	0.60	1.25	4
		FD	Motel Units	8'	18.85	2.45	2.05	13.75	5.05	2.05	0.95	---	0.35	0.75	2
			Apartment Units	8'	18.85	2.45	2.05	6.95	3.50	---	2.20	2.90	0.25	0.50	2
			Nursing Home	8'	18.85	3.05	2.45	21.25	5.25	5.40	2.30	---	0.35	0.80	2

* Upper floor price exclusive of walls

** Add for unit heat in mini warehouse at \$.75 per square foot

Group	Total S.F. of Gross Coverage Per Floor									
	5,000	10,000	15,000	20,000	30,000	40,000	50,000	75,000	100,000	Over
1	2.70	2.40	2.25	2.15	2.00	1.90	1.85	1.70	1.65	1.65
2	2.70	2.35	2.20	2.10	1.95	1.90	1.75	1.65	1.55	1.55
3	2.60	2.35	2.15	2.05	1.95	1.85	1.75	1.65	1.60	1.50
4	2.45	2.20	2.05	1.95	1.85	1.75	1.60	1.60	1.50	1.50
5	2.35	2.10	1.95	1.90	1.75	1.70	1.65	1.50	1.45	1.45
6	1.80	1.65	1.55	1.50	1.40	1.35	1.30	1.20	1.15	1.15

SCHEDULE C (continued)**Unit Cost Adjustments****WALL FINISH****Per square foot of wall surface**

Paint on masonry	0.55
Plaster on masonry, painted	1.75
Drywall, painted	1.55
Lath & plaster, painted	2.60
Hardboard paneling	
Patterned	2.20
Plain	1.25
Plywood paneling	0.00
Softwood	1.85
Hardwood	3.30
Wood Paneling	
Softwood	3.20
Hardwood	5.85
Tile or block glazing	4.35
Ceramic or quarry tile	10.35
Enameled metal tile	5.75
Plastic tile	4.35
Acoustical tile	1.40
Marble	26.10

Add for canvas or cloth	2.95
Add for custom grade wallpaper	2.65
Add for standard grade wallpaper	1.25
Add for furring, wood	0.70
Add for furring, metal	1.20
Add for vinyl wall covering	1.75
Add insulation for masonry walls	0.65
Add insulation for studed walls	0.50

FLOOR FINISH**Per square foot**

Softwood	4.05
Hard wood	5.05
Maple	5.90
Parquet	6.75
Add for sleepers	0.90
Parquet and mastic	5.65
Woodblock, creosoted	5.00
Steel plate tile, heavy duty industrial	8.75
Concrete topping, integral, plain, 1 1/2 to 2"	0.80
Concrete hardener and sealer	0.75
Acid proof brick, heavy duty industrial	13.70
Asphalt tile	1.60
Vinyl tile	4.55
Cork and rubber tile	3.70
Vinyl composition tile	1.75
Sheet tile	3.70
Sheet linoleum	3.10
Ceramic and quarry tile	9.45
Terrazzo	8.55
Slate, grouted	11.50
Marble	28.90
Carpet and pad	2.65
Carpet, indoor, outdoor	1.45
Computer floor, elevated	15.60
Gym floor, hardwood, wood sub plus sleepers	8.70
Brick, common	6.35
Brick, pavers, in concrete	7.80
Flagstone, in concrete	10.30
Epoxy	5.75
Epoxy with colored chips	7.20
Grating, steel or aluminum	15.20

CEILING FINISH**Per square foot**

Acoustical tile	
Mineral fiber	2.10
Organic fiber	1.55
Acoustical metal panel and pads	6.25
Drywall, taped and painted	1.45
Fiberboard panel	1.15
Luminous panels	6.10
Paint only, on under floor/roof structure	0.65
Plaster on lath, painted	2.05
Plaster on masonry, painted	1.65
Plywood paneling, hardwood	3.75
Wood tongue and groove, softwood	2.40
Add for furring, wood	0.85
Add for furring, metal	1.35
Add for ceiling structure	1.40
Add for ceiling insulation	0.55
Add for ceiling suspension system	1.30

PARTITIONING**Per square of wall surface**

Framed, 2 X 4 wood studs	1- Side	2- Side
Drywall, painted	2.80	4.30
Lath and plaster, painted	3.85	6.45
Metal lath and plaster, painted	3.95	6.60
Plywood paneling:		
Softwood	3.10	5.00
Hardwood	4.55	7.85
Wood paneling:		
Softwood	4.45	7.60
Hardwood	7.10	12.95
Add for metal studs	0.10	0.10

Masonry, per thickness	4"	6"	8"	12"
Concrete block				
Hollow exposed	4.55	5.05	5.65	7.55
Solid	4.75	5.40	----	----
Clay tile	5.90	6.90	7.55	----
Gypsum block	4.80	5.30	----	----
Glazed tile				
1 face	8.35	8.90	9.50	----
2 face	12.20	12.75	13.30	----
Glazed block				
1 face	9.55	10.10	10.65	12.55
2 face	14.55	15.10	15.70	----
Add per side for interior wall finish from above				

Folding curtain	
Wood and plastic	12.55
Modular metal	
Single thickness	11.35
2" insulated	13.25
Modular hardboard	7.65
Modular softwood	9.85
Modular hardwood	14.30
Add for glazing	1.20
Laminated gypsum 2 1/4"	6.20
Asbestos cement	11.35
Woven wire, including doors	6.35
Clear glass, full height	28.75

SCHEDULE C (continued)**Unit Finish Adjustments****APARTMENTS**

Add per square foot per floor to account for variations in average unit size. The unit finish adjustment includes the cost of one (1) full bath, one (1) complete kitchen unit and air conditioning (if applicable). Thru-the-wall residential-type air conditioning units are not considered as real property in apartment units.

Average Unit Size	W/O AC	W/AC	Average Unit Size	W/O AC	W/AC
400	12.65	15.55	1350	3.75	6.60
450	11.25	14.15	1400	3.60	6.50
500	10.15	13.00	1450	3.50	6.35
550	9.20	12.10	1500	3.40	6.25
600	8.45	11.30	1550	3.25	6.15
650	7.80	10.65	1600	3.15	6.05
700	7.25	10.10	1650	3.05	5.95
750	6.75	9.65	1700	3.00	5.85
800	6.35	9.20	1750	2.90	5.75
850	5.95	8.85	1800	2.80	5.70
900	5.65	8.50	1850	2.75	5.60
950	5.35	8.20	1900	2.65	5.55
1000	5.05	7.95	1950	2.60	5.45
1050	4.85	7.70	2000	2.55	5.40
1100	4.60	7.50	2050	2.45	5.35
1150	4.40	7.30	2100	2.40	5.30
1200	4.20	7.10	2150	2.35	5.25
1250	4.05	6.90	2200	2.30	5.15
1300	3.90	6.75	Over	2.25	5.05

MOTELS & HOTELS

Add per square foot per floor to account for variations in average unit size. The unit finish adjustment includes the cost of one (1) full bath.

Average Unit Size	Strip	Arrangement Back - Back	Centerhall
150	12.65	13.95	15.25
175	10.85	12.05	13.25
200	9.50	10.6	11.75
225	8.45	9.5	10.55
250	7.60	8.6	9.60
275	6.90	7.85	8.85
300	6.35	7.25	8.15
325	5.85	6.75	7.60
350	5.40	6.3	7.15
375	5.05	5.9	6.70
400	4.75	5.55	6.35
425	4.45	5.25	6.00
450	4.20	4.95	5.75
475	4.00	4.75	5.45
500	3.80	4.5	5.25
525	3.60	4.3	5.00
550	3.45	4.15	4.80
575	3.30	3.95	4.65
600	3.15	3.8	4.45
625	3.05	3.7	4.30
650	2.90	3.55	4.15
675	2.80	3.45	4.05
700	2.70	3.3	3.90
Add per kitchen unit (cabinets and sink)			2400

STRIP RETAIL

Add per square foot to account for division walls. The component for partitioning in retail models does not include the division walls that form the common walls with the adjoining units. In the following table "X" equals:

$$X = \frac{\text{Area}}{N-1} \times \frac{1}{\text{Typical Depth}}$$

Example: The "X" value for an eleven (11) unit strip center, 200' x 80' deep, is twenty (20), calculated as follows: 16,000 SF/10 = 1,600, then 1,600/80 = 20.

The corresponding additive from the table is 3.10 per SF.

X	RATE	X	RATE	X	RATE	X	RATE	X	RATE
10	6.15	30	2.05	50	1.25	70	0.90	90	0.70
12	5.15	32	1.95	52	1.20	72	0.85	92	0.65
14	4.40	34	1.80	54	1.15	74	0.85	94	0.65
16	3.85	36	1.70	56	1.10	76	0.80	96	0.65
18	3.45	38	1.60	58	1.05	78	0.80	98	0.65
20	3.10	40	1.55	60	1.05	80	0.75	100	0.60
22	2.80	42	1.45	62	1.00	82	0.75	120	0.50
24	2.55	44	1.40	64	0.95	84	0.75	140	0.45
26	2.35	46	1.35	66	0.95	86	0.70	160	0.40
28	2.20	48	1.30	68	0.90	88	0.70	180	0.35

SCHEDULE D**Plumbing**

Average cost per fixture, including supply, waste and vent lines, materials for rough and finish, labor and contractors overhead and profit. The difference between the residential rate and the commercial/industrial prices is primarily attributable to the longer pipe and sewer runs required to accommodate the latter type of construction. The residential rate is to be used for commercial structures only when the average unit size schedule is issued from Schedule C

CONVENTIONAL FIXTURES

Residential	700
Commercial and Industrial	1300

WASH FOUNTAINS ("Bradly's")

	36"	54"
Circular		
Granito & Fiberglass	2200	2500
Enameled steel	2500	2800
Stainless steel	2700	3100
Semi-circular		
Granito & Fiberglass	1900	2200
Enameled steel	2300	2600
Stainless steel	2500	2800

INDUSTRIAL GANG SINKS (30" wide)

4' Long 4-man sink	
Fiberglass	1200
Enameled steel	1500
Stainless steel	1800
8' Long 8-man sink	
Fiberglass	2000
Enameled steel	2500
Stainless steel	3100

Industrial shower heads each	400
Drinking fountains	500
Refrigerated water coolers	1000
with hot and cold water	1100

SHOWER UNITS	Enamel Steel	Stainless Steel
Column showers		
Circular, 5 person	1800	4300
Semi-circular, 3 person	1400	3300
Corner, 2 person	1400	2900
Multi-stall showers		
Circular, 5 person	2500	5500
Semi-circular, 3 person	2000	4500
Corner, 2 person	1800	3900

Emergency shower	1000
Emergency eye wash	500

SCHEDULE E**GC Special Features****Mezzanines**

Per square foot, including, soffit finish, lighting, heating and plumbing unless noted.

	Frame Type			
	1	2	3	4
Unfinished				
Light Util/Storage	8.30	11.95	12.50	13.45
Heavy Util/Storage	10.30	14.50	14.65	15.90
Semi - Finished				
Light Mfg	12.75	16.35	16.95	17.90
Heavy Mfg	14.75	18.95	19.05	20.30
Finished Open				
Retail	20.50	24.20	24.70	25.70
Lobby, Access Way	25.35	29.35	29.70	30.80
Office	26.60	30.55	30.95	32.00
Finished Divided				
Dinning/Lounge	31.75	35.45	35.95	36.95
Office	32.65	36.65	37.00	38.10

Add for air conditioning and sprinkler.

Penthouses

Per square foot

ELEVATORS AND STAIRWELLS

	Area			
	50	75	100	150
Metal or Light Wood Frame	42.20	35.75	31.90	27.35
Concrete Block or Equal	82.80	69.55	61.65	52.30
Brick or Equal	96.90	81.05	71.65	60.45

MECHANICAL ROOMS

	Area									
	200	400	600	800	1000	1200	1400	1600	1800	2000
Metal or Light Wood Frame	24.60	19.45	17.20	15.80	14.90	14.20	13.65	13.25	12.90	12.60
Concrete Block or Equal	46.70	36.15	31.50	28.70	26.80	25.40	24.30	23.40	22.70	22.05
Brick or Equal	53.75	41.15	35.55	32.20	29.95	28.25	26.95	25.90	25.05	24.30

NOTE: Price larger structures off of the GCI utility/storage upper floor model.

Mall Concourse Areas

Per square foot.

Costs include paving, ramps, stairs, lighting and typical permanent focal elements, and architectural treatment, such as built-in seating, planters, etc.

OPEN MALL

Open air pedestrian concourse areas, generally referred to as an arcade or courtyard.

COVERED MALL

Covered common areas, consisting of roof cover and open entrance areas. Minimal protection from weather conditions. Typical roof finishes include mansards or canopies. Apply costs to covered area only.

ENCLOSED MALL

Enclosed common concourse areas, completely climatized typical of modern shopping malls where concourse area is bordered on all sides by shops and stores.

Per S. F., average quality construction.

Type	Construction	Rate	
Open		7.30	
Covered	Wood Frame	23.10	
	Steel Frame	26.90	
	Reinforced Concrete	31.95	
	F.P. Steel Frame	38.15	
Enclosed		First	Upper
	Wood Frame	37.80	31.35
	Steel Frame	40.80	36.80
	Reinforced Concrete	48.50	42.70
	F.P. Steel Frame	49.95	44.35
	*Additive for walls	3.25	

Price basements from appropriate model in Schedule A.

Adjust for quality grade from Schedule F in Appendix C.

NOTE: That the above rates are based on a zero (0) P/A ratio, add for walls by applying the additive rate to the subject P/A ratio, and adjusting the result to account for the percentage of walls priced with the shop enclosures. For example, a "T" shaped concourse area 60' x 200' and 60' x 100' x 20' high with shops 16' high would have a perimeter of 720 L/F and a P/A ratio of 4 (720 L/F / 18,000 SF) with 180 L/F of walls full height and 540 L/F clerestory walls 4' high. This amounts to an average of 40% wall coverage (.25 x 100% + .75 x 20%). The additive for walls would therefore be calculated as 4 x the additive rate x 40%.

SCHEDULE E (continued)**GC Special Features****Banking Features**

Cost per square foot of floor area, based on an average 8' ceiling height, exclusive of floor and doors but including lighting, ventilation, and interior finish.

Type	Low Cost	Average	Good
Money Vault	99.30	130.25	161.20
Record Storage	39.70	47.30	54.90

Add for money vault doors (thickness of steel plating w/o locking mechanism)

Thickness	Rectangular	Circular
2"	5500	---
3"	7900	---
4"	14600	---
6"	21000	---
8"	26500	96900
10"	32100	103700
12"	39700	110700
14"	44400	118600
16"	53700	126700

Add for record storage vault doors

1/2 hour fire rating	1300
1 hour fire rating	2600
2 hour fire rating	3000
3 hour fire rating	3200
4 hour fire rating	3300
6 hour fire rating	4200

DRIVE-IN TELLER BOOTHS

Per square foot including finish, lighting, heating, air conditioning (average quality construction) add for drive-in windows, adjust for quality grade from Schedule F in Appendix C.

Wall Hgt.	P/A Ratio								
	35.0	40.0	45.0	50.0	55.0	60.0	65.0	70.0	+/-
8'	93.45	101.95	110.45	118.95	127.45	135.95	144.45	152.95	1.70
9'	100.75	110.25	119.75	129.25	138.75	148.25	157.75	167.25	1.90
10'	108.00	118.50	129.00	139.50	150.00	160.50	171.00	181.50	2.10

Add per canopy, per square foot 18.10 28.70

Atriums

Typical of those found in contemporary office buildings, hotels and high rise apartments

Equivalent		Perimeter Area Ratio							
No. Stories		0	1	2	3	4	5	6	+1
12'	1	61.45	63.45	65.45	67.45	69.45	71.45	73.45	2.00
22'	2	66.60	70.30	74.00	77.70	81.40	85.10	88.80	3.70
32'	3	71.75	77.15	82.55	87.95	93.35	98.75	104.15	5.40
42'	4	76.90	84.00	91.10	98.20	105.30	112.40	119.50	7.10
52'	5	82.05	90.85	99.65	108.45	117.25	126.05	134.85	8.80
62'	6	87.20	97.70	108.20	118.70	129.20	139.70	150.20	10.50
72'	7	92.35	104.55	116.75	128.95	141.15	153.35	165.55	12.20
82'	8	97.50	111.40	125.30	139.20	153.10	167.00	180.90	13.90

Add per

add'l floor	5.15	6.85	8.55	10.25	11.95	13.65	15.35	1.70
-------------	------	------	------	-------	-------	-------	-------	------

Per square foot for average quality structural, glazed and fireproofed steel frame construction, adjust for variations in quality grade from Schedule F in Appendix C. It should be noted, however, that typical atrium construction is characterized by good quality materials, workmanship and features.

Sprinkler system is priced from Group 4 of the sprinkler schedule. Air conditioning in atrium areas is considered overflow from the main structure and no separate square foot pricing is required to adjust the atrium value.

NOTE: The zero (0) perimeter-to-area ratio is applicable to those areas that have no perimeter walls and therefore must not include an allowance for walls in the square foot rate. These areas are typically found in high rise atriums where structural walls forming the perimeter of concourse shops, offices, hotel units and other such occupancies should be valued as part of that space by applying the appropriate model rather than part of the atrium proper.

Drive-up/walk-up teller windows, each	9200
Vision window only, per station	1500
Night depositories, each	11200

Autotellers

Complete with receptacle box, pneumatic tube, and intercom, each	17300
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Tellervues

Complete with receptacle box, pneumatic tube, 2-way screen and intercom, each	41500
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NOTE: The pneumatic tube described above refers to in-ground permanent type construction.

ATM Enclosures, per square foot, average quality

# of ATM	w/o Lobby	w/Lobby
1	479.00	225.00
2	272.00	165.00

Add for canopy, per square foot

18

Adjust for quality grade from Schedule F in Appendix C.

SCHEDULE E (continued)**GC Special Features****Health/Recreational Club Facilities****SAUNA BATHS**

Per item including heater and controls

6 x 4 x 7' high	4100
6 x 5 x 7' high	4200
6 x 6 x 7' high	5100
6 x 9 x 7' high	6400
8 x 8 x 7' high	7200
8 x 10 x 7' high	8000
8 x 12 x 7' high	8900
10 x 12 x 7' high	10100

STEAM BATHS

Add 20% to sauna bath costs.

WHIRLPOOLS (JACUZZI)

For apartments, motels, health clubs and offices with employee health facilities.

Number of persons	Concrete	Fiberglass
4	5300	4200
6	8200	6600
8	11100	9000
10	14100	11300

Indoor swimming pools, see commercial swimming pool schedule.

Marquees

Per square foot of horizontal area

	Wood	Steel
	Frame	Frame
Low Cost Installation	14.20	17.80
Average Installation	17.80	22.55
Good Installation, Elaborate Décor	22.00	28.40
High Cost Installation, Lavish Décor	27.55	35.65

Conveying Systems**PASSENGER ELEVATORS**

Price per item (in hundreds of dollars)

Electric (passenger operated) geared, variable voltage control.

	Capacity (100 lb)					
FPM	15	20	25	30	40	50
100	460	541	605	668	782	884
150	537	619	690	759	876	980
200	599	685	762	831	949	1053
250	652	742	818	890	1009	1118
300	700	792	870	942	1063	1168
350	744	837	915	987	1108	1218
400	782	877	956	1031	1149	1260
Add per stop	38	39	39	39	40	40

For manual operated doors, deduct ten percent (10%) of total.

Electric (completely automatic, group controlled) gearless, hi speed, hi rise.

	Capacity (100 lb)					
FPM	20	25	30	35	40	50
300	1066	1126	1189	1257	1327	1483
400	1177	1241	1313	1386	1468	1638
500	1299	1372	1451	1532	1620	1808
600	1430	1517	1601	1691	1788	1996
700	1585	1673	1767	1869	1974	2203
800	1750	1832	1953	2067	2181	2434
1000	2136	2257	2380	2514	2659	2967
1200	2601	2749	2900	3066	3241	3615
1400	3176	3350	3544	3740	3949	4408
Add per stop	39	40	42	43	44	46

Add per express floor 1810

With openings, use cost per stop from table.

For attended, use eighty-five percent (85%) of total cost.

Hydraulic passenger (power doors)

	Capacity (100 lb)					
FPM	15	20	25	30	40	50
50	187	229	264	299	361	422
75	232	276	318	356	427	492
100	267	316	367	404	479	550
125	298	351	402	444	524	598
150	326	384	436	484	567	641
200	377	443	496	547	635	714
Add per stop	71	74	79	82	87	92

For manual operated doors, deduct ten percent (10%) of total.

Electric (residential type)

20 FPM	350 lb capacity, 2-stops	112
	500 lb capacity, 2-stops	225
	Add per additional stop	20

Incline lifts

Single passenger, 20' travel	5900
Two - passenger, 20' travel	7000
+/-1' travel	66.35

SCHEDULE E (continued)**GC Special Features****Conveying Systems (continued)****FREIGHT ELEVATORS**

Per item (in hundreds of dollars)

Hydraulic, push button operation

FPM	Capacity (100 lb)									
	20	30	40	50	60	80	100	120	150	200
50	177	205	225	245	260	284	430	508	621	808
100	236	257	281	298	312	336	506	593	723	929
125	273	295	315	329	343	359	548	640	777	994
150	311	335	354	368	382	401	595	695	835	1080
Add per stop for doors										
Manual	47	51	54	56	58	62	65	67	72	76
Power	89	94	97	101	104	109	111	115	119	123

Electric, variable voltage control, push button operation

FPM	Capacity (100 lb)									
	20	30	40	50	60	80	100	120	150	200
100	509	541	572	590	605	630	675	763	851	1004
200	574	617	659	688	709	748	811	968	1125	
300	650	706	762	800	831	884	970			
400	737	806	875	928	972	1047	1170			
Add per stop for doors										
Manual	48	51	55	57	60	63	66	69	72	76
Power	91	95	98	102	105	110	113	116	120	125

Manual controls-deduct ten percent (10%) from base cost and use manual door cost for stops.

REAR DOORS

add to either the passenger or the freight elevators listed above:

Manual first stop	61
Additional stop	47
Power first stop	106
Additional stop	91

SIDEWALK ELEVATORS (electric or hydraulic)

One floor, 2000-3000 lb capacity 29800

MOVING WALKSPer L/F at 2% gradient

Length (Ft)	Width		
	36"	48"	54"
100	1885	2055	2110
300	1380	1490	1545
500	1235	1320	1405
750	1155	1210	1295
1000	1070	1155	1210
1400	985	1095	1125
1800	930	985	1070

ESCALATORSPer moving stairway (in hundreds of dollars)

32" Width		40" Width	
Rise in Feet	Cost	Rise in Feet	Cost
10	928	10	1009
14	987	14	1077
18	1038	18	1147
22	1099	22	1229
25	1147	25	1285

For variations in gradients (percentage of rise per linear foot of run) add seven tenths percent (.7%) to the base rate for each additional percent of rise. For example, the base rate for a one hundred feet (100') walk with a rise of fifteen feet (15') (fifteen percent (15%)) would be increased by nine and one-tenth percent (9.1%) (15 - 2 x .7%); the rate for a one hundred fifty feet (150') walk with a rise of fifteen feet (15') (ten percent (10%)) would increase five and six-tenths percent (5.6%) (10 - 2 x .7%).

SCHEDULE E (continued)**GC Special Features****Boilers - Gas and Light Oil Fired**

Costs are for industrial type package boilers including pumps, controls and gauges. Costs are for rated horsepower. Boiler output may also be rated in terms of B.T.U. per hour, or pounds of steam per hour at two hundred twelve degrees Fahrenheit (212 F).

1hp = 33,500 BTU per hour
 = 139 square feet of steam radiation
 = 223 square feet of water radiated
 = 34.5 pounds of steam per hour
 1 lb. steam per hour = 970 BTU per hour
 1 sq.ft. of equivalent steam radiation=240 BTU per hour
 1 sq.ft. of equivalent water radiation=150 BTU per hour

Low pressure, fifteen (15) pounds steam, thirty (30) pounds water.

Rated Horsepower	Fire Tube	Scotch Marine	Water Tube
4	---	---	2300
6	6300	---	3300
10	8400	---	4800
15	10800	8700	6300
20	12700	10200	7800
30	16200	13300	10500
40	19200	15600	13300
50	22100	17700	15600
75	27700	22700	20900
100	33000	26800	25900
150	42200	34500	35100
200	49800	41000	---
300	63400	51900	---
400	75200	61900	---
500	86100	70800	---
600	95900	79300	---

High Pressure

125 pounds water, factor above 1.12
 150 pounds steam, factor above 1.25

Cold Storage Facilities

To estimate total cost of a cold storage plant, determine cost of basic building, then add for insulation and doors. Add for enclosure wall from unit cost tables.

INSULATION

Per square foot of surface area

Insulation	Cork		Fiberglass	Foamglass	Mineral	
Thickness	Board	Styrene	Board	Board	Wood Batts	Urethane
1"	4.65	3.75	4.15	4.75	3.75	4.15
2"	5.45	3.90	4.25	5.75	3.85	4.90
4"	7.25	4.25	4.65	7.30	4.25	6.20
6"	8.50	4.70	5.00	9.10	4.60	7.60
8"	10.00	5.10	5.35	10.85	5.00	8.95
10"	11.60	5.50	5.75	12.50	5.40	---

COLD STORAGE DOORS

Per square foot of surface area

	To 15	16-25	26-40	Over 40
Thickness	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
4"	95.10	83.20	71.55	61.05
6"	101.65	90.30	79.75	69.55
8"	108.75	98.50	88.55	79.20

Sliding doors

Single add 25%
 Double add 45%

SCHEDULE E (continued)**GC Special Features****Dock Facilities**

Per square foot

LOADING DOCKS

Concrete on fill

	Height	Perimeter Area Ratio				
		5	10	15	20	30
Concrete Grade Walls	3'6"	6.35	8.65	10.90	13.15	17.70
	+/- 1'	0.10	0.15	0.20	0.25	0.40
Concrete Block Grade Walls	3'6"	5.90	7.70	9.50	11.30	14.90
	+/- 1'	0.10	0.15	0.20	0.25	0.40

A loading dock has either poured concrete or concrete block perimeter grade walls built on 12" x 18" strip footings with approximately 3'6" of the wall above grade. Many loading docks are 3 - sided additions to existing structures, so calculating the perimeter for the perimeter-to-area ratio represents only the length of the three (3) sides.

DEPRESSED TRUCK AND TRACK AREAS (INSIDE)

Concrete Grade Walls	
3'6" Deep , per linear foot	45.35
+/- 1' Deep	9.10
Concrete Block Grade Walls	
3'6" Deep , per linear foot	35.95
+/- 1' Deep	6.40
Add per cubic foot of depressed area for excavation	0.25
Deduct for earth floor, per square foot	2.65
Deduct for asphalt paving, per square foot	0.85

A depressed truck or track area occurs within the interior of a building. For example, a company builds a building at the surrounding grade level terrain and then excavates an area that is 3' 6" lower depression within that building to accommodate the movement of goods by either truck trailers or railroad cars. The square footage of this lower area is a depressed truck or track area.

Canopies**INDUSTRIAL DOCK TYPE**

Per square foot

Basic, corrugated metal or composition, wood or steel deck and framing, without soffit or lighting	4.95 to 7.15
Add for soffit and lighting	2.80

COMMERCIAL TYPE

Per square foot including lighting and soffit

Low cost, unfinished soffit	10.30
Average, finished soffit	12.00
Good, finished soffit, lighting	14.25
High cost, finished soffit, lighting	15.55 to 23.50

NOTE: Refer to the residential schedule for patios, porches, porticos, wood decks, balconies, and other residential type features.

STRUCTURAL DOCKS

Wood Floor	
Light timber or steel supports	7.70
Heavy timber or steel supports	10.80
Concrete Floor	
Light steel or concrete supports	9.15
Heavy steel or concrete supports	13.80
Add for canopies from below.	
A structural dock has either steel or concrete piers inserted into the ground that support the weight associated with a dock.	
The dock itself is built with either a steel or wood structural frame and capped with a wood or concrete floor.	

TRUCK WELLS AND RAMPS

Concrete paving, per square foot (incl. fill or excav)	3.10
Asphalt paving, per square foot (incl. fill or excav)	2.25
Concrete grade walls, per linear foot	
0' to 3'6" deep or rise	31.70
+/- 1' deep or rise	9.10
Concrete Block Grade Walls	
0' to 3'6" deep or rise	26.30
+/- 1' deep or rise	6.40

A ramp is an incline that starts at ground level and slopes or rises upward to a specific point. A truckwell is an incline that begins at ground level and slopes or falls downward to a specific level. In both instances, side walls are constructed of either poured concrete or concrete block to hold in or hold out dirt or fill materials.

SCHEDULE G**Yard Improvements****Fencing**

Per linear foot including normal walk-in gates

	Height						
	4'	6'	7'	8'	9'	10'	12'
Galvanize Chainlink							
7 Gauge	8.25	12.15	14.00	15.85	17.65	19.45	23.05
9 Gauge	7.15	10.40	12.05	13.70	15.30	16.90	20.05
Aluminum	19.50	29.25	34.10	39.00	43.90	48.75	58.50
Iron	42.85	64.25	74.95	85.70	96.40	107.10	128.55
Modular steel	20.55	30.80	35.90	41.05	46.20	51.30	61.60

Add for top rail						1.45	
Add for 3 strands of barbed wire						1.85	
Add for service gates, per square foot				3.60	to	7.25	
Deduct for large installations							
1-3000 linear foot						-10%	
3-6000 linear foot						-15%	
Over						-20%	

WOOD FENCE

Per linear foot

Basket weave		
5' high	17.30	
6' high	18.50	
Plank		
5' high	14.30	
6' high	15.90	
Split Redwood		
5' high	14.65	
6' high	16.00	

Masonry Walls

Per linear foot

	6'	+/-1'
4" Concrete Block, painted	39.85	5.45
6" Concrete Block, painted	46.70	6.25
8" Concrete Block, painted	55.00	6.90
4" Solar Screening Block		
6" x 6"	76.75	11.60
8" x 8"	60.25	8.85
12" x 12"	45.25	6.35
8" Common Brick	102.70	14.85
12" Common Brick	143.10	19.40
4" Face Brick	70.45	10.55
8" Face Brick, 2 Sides	129.40	19.30
12" Face Brick, 2 Sides	169.80	23.85
4" Concrete	63.30	10.55
6" Concrete	80.00	11.80
8" Concrete	90.10	12.75

This schedule may be applicable to agricultural fertilizer containment walls as well.

Paving

Per square foot

ASPHALT

2" on 5" base	
Under 20,000 square feet	1.75
20,000-50,000 square feet	1.60
Over 50,000 square feet	1.40
Add for sand finish course, 3/4" thick	2.15
Add for gravel surfacing	0.20
Add or deduct per 3" base	0.25
Heavy duty or industrial work areas	1.90

CONCRETE

3" on 4" base	2.30
4" on 4" base	2.55
5" on 4" base	3.40
6" on 4" base	4.25
8" on 4" base	5.00
12" on 4" base	5.85

Add or deduct per 2" of base	0.20
Heavy duty roadways or industrial work areas	4.30

MACADAM PENETRATION

4" base	0.35
6" base	0.50
8" base	0.70

CRUSHED STONE PAVING

3/4", delivered	
3" deep	0.35
6" deep	0.60

NOTE: All paving prices, including service station and fast food restaurants, should be derived from the above schedules.

Guardrails

Per linear foot

Metal guard rail, pipe or posts	18.75
Barriers posts or poles	14.30

Railroad Siding

Per linear foot, includes rails, wood ties and ballast

Weight of Rail	Cost	Add for Switch & Turnout
40#	51.60	12300
60#	64.85	14900
80#	76.45	17000
100#	86.60	18900
115#	93.85	20200
130#	100.40	21600

Add per linear foot of trestles	
Single track	240
Double track	340
Add per linear foot of steel ties embedded in concrete	80

SCHEDULE G (continued)**Yard Improvements****Retaining Walls**

Per linear foot including excavation and backfill, to be considered only if they add value as an improvement over and above the curing contribution considered in the site valuation.

PLAIN CONCRETE, GRAVITY TYPE, NO REINFORCING			
	6'	8'	10'
Level Backfill	163.00	214.00	317.00
Sloping Surcharge (33Deg)	179.00	249.00	351.00

REINFORCED, CANTILEVER TYPE				
	6'	8'	10'	20'
Sloping Surcharge (33Deg)	163	198	274	---
500 Lb. Per LF. Surcharge	---	---	---	763

CONCRETE CRIBBING

Per square foot of face including excavation and backfill

	Open	Closed
	Face	Face
12' High	32.65	34.25

STEEL BIN TYPE

Per square foot, based on 10' wide section

Height	Depth	Cost
4'	5'6"	29.70
8'	5'6"	30.75
10'	7'6"	36.55
12'	7'6"	38.15
16'	7'6"	41.00
16'	10'	47.20
20'	10'	48.70
20'	12'	50.30
24'	12'	51.70
24'	14'	56.25
28'	14'	57.85

Commercial Docking Facilities**SMALL BOAT MARINA**

Typical installation, including ramps, anchor piers, utilities, lockers, etc.:

Range (per slip)	3900 to	6900
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Typical wood deck on posts & piling, per square foot

Light construction	17.40
Medium construction	27.30
Heavy construction	48.95

Heavy concrete deck on piling for major shipping	72.65
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MOORING CLUSTERS AND CELLS

	20'	30'	40'
Cluster of 3 Wood Piles	800	1200	1600
Cluster of 5 Wood Piles	1300	2000	2600

Bridges

Typical costs per square foot of deck, including erection foundation

PEDESTRIAN

	Width	Span	Costs
Precast Concrete	8'	60'	50.90
	8'	100'	55.75
	8'	120'	63.05
	8'	150'	70.30
Steel, Trussed or Arched	8'	40'	48.50
	8'	50'	50.90
	8'	60'	53.35
	8'	80'	63.05
	8'	100'	70.30
	8'	120'	92.15
	8'	150'	99.40
	8'	160'	104.25
	10'	80'	46.05
	10'	120'	72.75
	10'	150'	84.85
	10'	200'	116.40
Wood, Laminated type		80'	43.65
		130'	48.50

HIGHWAY

	Low Cost	Median	High Cost
Concrete	40.00	72.00	124.00
Steel	44.00	79.00	141.00

SKYWAY

	Low Cost	Median	High Cost
Enclosed Walkway	232.00	298.00	357.00

CELLS, STEEL PILING, FILLED AND CAPPED

Per each

	20'	30'	40'
3' Square	4400	6600	8700
4' Square	6000	8900	11800
6' Square	9200	13700	18100
8' Square	12700	18700	24700
4' Diameter	5000	7400	9800
6' Diameter	7700	11300	15000
8' Diameter	10500	15500	20500
12' Diameter	16700	24400	32100
20' Diameter	30700	44400	58100

SCHEDULE G (continued)**Yard Improvements****Tanks**

1 Barrel of oil = 42.0 gallons

1 Barrel of water = 31.5 gallons

1 Gallon of water = 8.34 pounds

1 Gallon of water = .1337 cubic feet

Capacity of cylindrical tanks or reservoirs (per foot of depth or height).

Diameter (Feet)	U.S. Gal	Barrels (42 gal)	Diameter (Feet)	U.S. Gal	Barrels (42 gal)
1'0"	5.87	0.1	27'	4,283.00	102.0
1'6"	13.22	0.3	28'	4,606.20	109.7
2'0"	23.50	0.6	29'	4,941.00	117.6
2'6"	36.72	0.9	30'	5,287.70	125.8
3'0"	52.87	1.3	31'	5,645.70	134.4
3'6"	71.97	1.7	32'	6,016.20	143.2
4'0"	94.00	2.2	33'	6,398.10	152.3
4'6"	118.97	2.8	34'	6,790.70	161.6
5'0"	146.88	3.5	35'	7,196.00	171.3
5'6"	177.72	4.2	36'	7,613.30	181.3
6'0"	211.51	5.0	37'	8,041.90	191.5
6'6"	248.23	5.9	38'	8,482.40	202.0
7'0"	287.88	6.8	39'	8,934.90	212.7
7'6"	330.48	8.0	40'	9,398.70	223.8
8'0"	376.01	9.0	41'	9,875.80	235.1
8'6"	424.48	10.1	42'	10,362.00	246.7
9'0"	475.89	11.3	43'	10,861.60	258.6
9'6"	530.24	12.6	44'	11,374.00	270.8
10'	587.48	14.0	45'	11,895.30	283.2
11'	710.90	16.9	46'	12,430.10	296.0
12'	846.03	20.2	47'	12,976.10	309.0
13'	992.91	23.7	48'	13,534.80	322.3
14'	1151.50	27.4	49'	14,104.00	335.8
15'	1321.90	31.5	50'	14,685.00	349.0
16'	1504.10	35.8	60'	21,149.30	503.6
17'	1697.90	40.4	70'	28,768.50	685.5
18'	1903.60	45.3	80'	37,598.70	895.3
19'	2120.90	50.5	90'	47,585.90	1,133.1
20'	2350.10	56.0	100'	58,748.00	1,339.0
21'	2591.00	61.7	120'	84,597.10	2,014.5
22'	2843.60	67.7	140'	115,146.10	2,742.0
23'	3108.00	74.0	160'	150,394.90	3,581.4
24'	3384.10	80.6	180'	190,343.50	4,532.7
25'	3672.00	87.4	200'	234,992.00	5,596.0
26'	3971.60	94.6	220'	284,340.30	6,771.2

Capacity in barrels (oil) = D to power of 2 x .1399 x height
(diameter and height in feet)Capacity in gallons = D to power of 2 x 5.8748 x height
(diameter and height in feet)**Oil Storage****BOLTED STEEL TYPE**

Standard A. P. I. tanks. Costs include roof deck and supports, sand and gravel foundation with retaining ring, painting and typical basic fittings.

Capacity (Barrels)	Size Dia x Hgt	Cost
100	9' x 8'	5,400
200	9' x 16'	8,400
300	9' x 24'	11,800
400	9' x 32'	15,200
500	16' x 16'	18,600
750	16' x 24'	24,700
1000	22' x 16'	30,600
1500	22' x 24'	41,600
2000	30' x 16'	51,200
3000	30' x 24'	57,900
4000	39' x 16'	62,400
5000	39' x 24'	66,900
7500	39' x 36'	82,100
10000	55' x 24'	99,500
15000	55' x 36'	129,300

WELDED STEEL TYPE

Costs include foundations, cone roofs with support outside ladder, steel right curb.

Capacity (Barrels)	Size Dia x Hgt	Cost
2,000	30' x 16'	52,300
3,000	30' x 24'	59,000
4,000	30' x 32'	66,100
5,000	38' x 24'	75,100
7,500	38' x 36'	88,000
10,000	55' x 24'	110,800
15,000	55' x 36'	138,900
20,000	60' x 40'	168,700
25,000	60' x 50'	196,800
30,000	80' x 34'	224,900
40,000	80' x 45'	257,100
45,000	90' x 40'	289,400
50,000	90' x 44'	321,600
75,000	120' x 36'	449,800
100,000	140' x 37'	579,100
125,000	160' x 35'	704,000
150,000	180' x 33'	824,300
200,000	200' x 36'	1,006,500
250,000	220' x 36'	1,062,700
300,000	240' x 37'	1,497,900
350,000	260' x 37'	1,529,400
400,000	260' x 42'	1,686,800
500,000	280' x 46'	1,996,100

Add for pontoon floating roof

per foot of diameter 870 to 1570

Add for double deck roof

per foot of diameter 960 to 1180

SCHEDULE G (continued)**Yard Improvements****Elevated Steel Tanks**

Per item including foundation, riser pipe, frost case, ladder and walkway, completely installed.

Capacity (Gallons)	Cost (in \$1000) for Tower Heights			
	50'	75'	100'	150'
15,000	126	141	164	215
20,000	129	144	168	218
25,000	133	147	171	222
30,000	136	151	175	226
40,000	140	155	178	230
50,000	144	159	182	234
60,000	156	173	197	249
75,000	170	189	213	263
100,000	184	202	227	279
125,000	206	225	249	300
150,000	227	247	271	323
200,000	304	329	354	404
250,000	341	372	397	446
300,000	379	415	440	490
400,000	445	486	508	563
500,000	497	540	581	642
750,000	651	704	766	863
1,000,000	823	888	968	1,085
1,500,000	1,145	1,233	1,348	1,526
2,000,000	1,465	1,574	1,727	1,970
Factor*	1.15	1.15	1.15	1.20

*For high stress hurricane and earthquake areas

Welded Steel Pressure

Costs include horizontal installation on legs or saddle pads including normal fittings but not foundations or base plates.

Capacity (Gallons)	Size		Cost
	Dia	x Hgt	
125	2'	x 6'	500
250	2'6"	x 9'	700
500	3'6"	x 8'	1,300
1000	3'6"	x 16'	2,300
1500	5'	x 11'	3,300
2000	5'	x 15'	4,300
2500	5'	x 19'	5,300
3000	5'	x 22'	6,400
4000	5'	x 29'	8,400
5000	5'	x 36'	10,400
7500	6'	x 37'	15,500
10000	6'	x 50'	20,500
12500	6'	x 61'	28,700
15000	7'6"	x 50'	33,700
20000	7'6"	x 65'	42,200
25000	9'6"	x 51'	50,600
30000	11'	x 47'	59,000
35000	11'	x 52'	67,500
40000	11'	x 57'	75,900
45000	11'	x 63'	84,300
60000	11'	x 90'	109,600
90000	11'	x 133'	160,800

Towers

Per item of painted towers for flat bottom tanks, including added cost of erection of tank above ground, footings, pipe to ground and balcony.

Capacity (Gallons)	Tower Height				
	12'	25'	50'	75'	100'
1,000	3900	4800	---	---	---
1,500	4500	5800	9400	---	---
2,000	5100	6400	10400	16400	---
3,000	5900	7300	11700	18600	29500
5,000	6900	8800	14000	21400	33700
10,000	9300	11200	17400	26400	40200
20,000	11800	14200	21800	32300	48100
30,000	13800	16400	24500	36300	53400
40,000	15200	18300	27000	39600	57400
50,000	---	20000	29000	41900	63000
75,000	---	---	33200	48600	75300

Bulkhead Piling

Sea walls, cost per linear foot where typically installed, 10' - 14' depth for small residential jobs. For large commercial projects, costs may be 50% lower.

Creosoted wood, 8" to 12" including tiebacks	180	250
Concrete, precast, 5" to 6" including ties and piling	320	530
Rubble stone, 3' including 1' of bedding	430	570

Earth Dikes

Per cubic foot 0.50

SCHEDULE G (continued)**Yard Improvements****Wood Water Storage**

Per item, redwood or fir.

Capacity (Gallons)	Size (Dia x Hgt)	Tank Cost	Flat Cover	Conical Cover	Chime Joists	Wood Ladder	Steel Ladder
1,000	6 x 6	3100	450	710	90	120	130
1,500	7 x 7	4000	510	840	120	120	130
2,000	8 x 6	4800	590	980	150	120	130
3,000	8 x 8	6000	590	980	150	150	170
4,000	9 x 9	7200	730	1270	240	150	170
5,000	11 x 8	8200	930	1490	310	150	170
7,500	12 x 10	10300	1180	1660	350	190	210
10,000	14 x 10	12200	1380	2020	530	190	210
15,000	14 x 14	16000	1380	2020	530	250	290
20,000	16 x 14	19400	1520	2360	720	250	290
30,000	18 x 16	24700	1690	2760	910	290	330
50,000	22 x 18	33700	2080	3650	1120	320	370
75,000	26 x 20	42700	2470	4470	1350	350	400
100,000	30 x 20	51200	2920	5430	1630	350	400
150,000	37 x 20	65200	3710	6920	2250	350	400
200,000	43 x 20	77600	4220	8430	2760	350	400

Add 33% for cypress tanks.

Add tower cost for elevated tanks.

Add for concrete slab foundations, per cubic foot 4.80 to 6.20

Add cover, joists, and ladders to basic tank cost as necessary.

Standpipes and Surface Reservoirs

Cost includes foundation, roof, ladders and typical accessories.

WELDED STEEL STANDPIPE - (Height exceeds diameter)

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
10,000	18,800	200,000	113,300	2,000,000	523,500
20,000	30,100	250,000	127,600	2,500,000	612,000
30,000	39,600	300,000	141,400	3,000,000	700,300
50,000	54,000	400,000	176,800	4,000,000	854,400
75,000	70,600	500,000	207,500	5,000,000	998,900
100,000	86,000	750,000	266,500	6,000,000	1,139,200
125,000	92,800	1,000,000	307,800	7,500,000	1,330,600
150,000	100,100	1,500,000	429,900	10,000,000	1,625,500

CONCRETE WATER TANKS - (Surface reservoir)

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
10,000	35,400	200,000	209,200	2,000,000	772,800
20,000	53,700	250,000	237,600	2,500,000	880,500
30,000	68,000	300,000	267,600	3,000,000	991,000
50,000	93,600	400,000	316,800	4,000,000	1,212,300
75,000	117,200	500,000	358,500	5,000,000	1,434,900
100,000	138,900	750,000	459,700	6,000,000	1,653,100
125,000	157,200	1,000,000	541,800	7,500,000	1,991,600
150,000	177,400	1,500,000	658,400	10,000,000	2,548,200

Reservoirs-typical costs of cut and fill reservoirs with concrete or asphalt linings and wood roof structures, per unit of rated capacity \$ 0.20 per gallon or \$ 65,200 per acre foot.

SCHEDULE G (continued)**Yard Improvements****Dry Storage Bins**

Typical cost per item for bolted steel industrial type bins
(to 55# per cubic foot), installed complete.

CYLINDRICAL TYPE, including foundation and floor slab

	Height								
Diameter	24'	32'	40'	48'	56'	64'	72'	80'	88'
Diameter	5100	6500	7500	8600	9800	10800	11800	---	---
12'	7900	9400	12800	14100	15400	16700	18000	---	---
15'	10600	13300	15800	18300	20600	23000	25200	27500	---
18'	13800	17200	20600	23800	27000	30000	33100	36000	38900
21'	---	22600	26900	30800	34700	38200	41600	45300	48900
26'	---	31500	36500	41600	46700	51700	57400	62400	67500
32'	---	42700	50900	58200	65500	72500	79600	85900	92200

HOPPER TYPE, including structural supports and footings

	Height					
Diameter	16'	24'	32'	40'	48'	56'
9'	6000	7400	8300	9300	---	---
12'	8900	11000	12300	14100	15400	16700
15'	---	14500	17300	19600	21800	23600
18'	---	18700	22500	26000	28800	31600
21'	---	22900	28700	33700	37700	---

Factors for

80# Cylindrical	1.05	Hopper	1.10
100# Cylindrical	1.15	Hopper	1.15

Bulk Storage Tanks**VERTICAL BULK STORAGE**

Costs are for 10 and 12 gauge bolted galvanized tanks,
including sand & gravel foundations, fittings and roof.

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
2,000	3600	15,000	11800
3,000	4300	20,000	14600
4,000	4900	30,000	20800
5,000	5600	40,000	27000
7,500	7100	50,000	32900
10,000	8800	60,000	39100

Add for concrete slab foundations, per SF 3.20

HORIZONTAL BULK STORAGE

Costs are for completely installed tanks, including saddles
or legs and fittings.

Capacity (Gallons)	Cost	Capacity (Gallons)	Cost
1,000	1900	7,500	5500
1,500	2100	10,000	6800
2,000	2400	12,500	8200
3,000	3000	15,000	9600
4,000	3500	20,000	12300
5,000	4000	25,000	15100
6,000	4500	30,000	17500

Fuel Oil Tanks

Per item for underground steel tanks, installed
complete, including excavation and backfill.

Capacity (Gallons)	Shell	Cost
500	10 GA	3100
1,000	3/16"	3700
2,000	3/16"	5200
3,000	3/16"	5800
4,000	3/16"	6600
5,000	1/4"	7500
7,500	1/4"	9500
10,000	1/4"	11600
12,500	5/16"	14300
15,000	5/16"	17000
20,000	5/16"	21600
30,000	3/8"	33500

SCHEDULE G (continued)**Yard Improvements****Steel Tanks and Corrugated Metal Bins**

Capacity (Bushel)	Bolted or Welded Steel	Corrugated Metal (Per Bin)
15,000	2.03	1.18
20,000	1.93	1.14
25,000	1.86	1.09
30,000	1.81	1.07
35,000	1.76	1.05
40,000	1.73	1.03
50,000	1.67	0.99
60,000	1.61	0.96
80,000	1.54	0.93
100,000	1.49	0.89
125,000	1.43	0.86
150,000	1.39	0.84
175,000	1.36	0.83
200,000	1.32	0.80
250,000	1.29	0.78
300,000	1.27	0.76

Grain Elevators

Total Bushel Capacity	Cost Per Bushel			
	Wood Crib/Metal Clad		Concrete (Slip Form Construction)	
	Elevator	Annex	Elevator	Annex
8,000	11.90	6.90	10.66	6.42
10,000	10.87	6.24	9.56	5.76
15,000	9.23	5.63	8.68	5.14
20,000	8.22	5.08	7.96	4.74
25,000	7.50	4.60	7.41	4.45
30,000	6.97	4.25	6.91	4.23
40,000	6.21	3.74	6.47	3.90
50,000	5.67	3.39	6.12	3.67
75,000	4.81	2.83	5.55	3.28
100,000	4.28	2.49	5.17	3.02
150,000	3.64	2.08	4.69	2.70
200,000	3.23	1.83	4.37	2.49
250,000	2.96	1.67	4.14	2.34
300,000	2.75	1.53	3.95	2.23
400,000	2.45	1.35	3.68	2.05
500,000	2.24	1.22	3.48	1.93
750,000	2.03	1.12	3.15	1.72
1,000,000	1.83	1.05	2.94	1.59
Over	1.64	0.99	2.41	1.27

Horizontal Storage

The following costs are for horizontal or flat storage without loading and/or unloading systems.

Capacity (Bushel)	Cost Per Bushel	
	Wood	Steel
50,000	0.97	1.03
75,000	0.91	0.98
100,000	0.86	0.94
150,000	0.81	0.89
200,000	0.77	0.86
250,000	0.74	0.83
300,000	0.72	0.81
400,000	0.69	0.78
500,000	0.66	0.76
750,000	0.62	0.71
1,000,000+	0.59	0.69

Trench and Bunker Silos

Per square foot

Horizontal Silos

	Ground Floor Area (square feet)					
	2000	3000	4000	5000	6000	8000
Tilt-up concrete panels and precast wall supports, sealed, concrete floor	10.27	8.87	8.10	7.54	7.16	6.39
Poles and braces, tilt-up concrete panels, concrete floor	8.30	7.22	6.64	6.22	5.93	5.31
Cantilevered poles, plywood or tongue and groove walls, concrete floor.	7.22	6.36	5.91	5.56	5.33	4.82

SCHEDULE G (continued)**Yard Improvements****Brick and Concrete Stacks**

Per item (in thousands of dollars)
including normal foundation, brick lining for
1/3 of the height, ladder and lightning rod.

Height	I.D. Top	Brick	Concrete
75'	4'	43	35
	5'	50	39
	6'	62	52
100'	4'	58	47
	5'	66	52
	6'	83	69
	7'	91	74
	8'	105	88
125'	5'	84	66
	6'	104	87
	7'	115	94
	8'	132	111
	9'	164	139
150'	6'	125	104
	7'	138	113
	8'	159	134
	9'	196	167
	10'	217	188
175'	7'	161	132
	8'	185	156
	9'	229	195
	10'	253	219
	12'	273	239
200'	8'	212	178
	9'	262	223
	10'	290	251
	12'	312	273
	14'	368	323
225'	8'	239	201
	10'	295	251
	12'	327	283
	14'	352	308
	16'	415	364
250'	10'	295	251
	12'	327	283
	14'	352	308
	16'	415	364
	18'	471	415

Steel Stacks

Per linear foot of height, installed complete
including foundation and painted exterior.

Thickness (At Base)	Diameter at Base							
	18"	24"	30"	36"	48"	60"	72"	84"
10 Gauge	127	162	194	229	289	355	409	---
8 Gauge	146	186	224	257	328	393	459	---
1/4" Plate	---	240	284	328	415	497	573	655
3/8" Plate	---	---	---	415	519	628	710	792
1/2" Plate	---	---	---	---	600	710	819	928
Guy Wire (L/F)	0.33	0.39	0.43	0.49	0.57	0.66	0.71	0.76
Guy Band (Each)	36	55	70	85	119	156	191	233
Roof Flashing	251	355	464	573	819	1065	1310	1583
Umbrella Top (Each)	94	143	197	257	388	---	---	---

SCHEDULE G (continued)**Yard Improvements****Incinerators****STEEL**

Costs include scrubber, but
do not include chimney.

Pounds per Hour	Cost
50	13400
100	14900
200	18700
400	28400
600	44100
1000	104400

Add for feeder 4900 to 7600

BRICK

Costs include brick work, but
do not include chimney or
pollution control.

Pounds per Hour	Cost
100	7400
200	9300
400	13500
600	17300
1000	25000
2000	44900
3000	64400
5000	103700

For refractory lining, add 200%.

Chimneys**BRICK CHIMNEYS**

Average cost per foot of height with tile flues,
including foundation.

8" square or round flue	55.00
12" square or round flue	59.00
2-8" square or round flue	85.00
10" x 18" rectangle flue	81.00
1-8" and 1-12" square flue	97.00

METAL CHIMNEYS

Average cost per linear foot for round
galvanized metal stacks.

Size	Single Wall	Double Wall	Triple Wall
6"	19.70	21.50	23.00
8"	22.75	26.05	33.65
10"	30.20	37.75	47.15

Add for thru-the-wall installations.

145 to 230

Add for box framed decorative
chimney housing per linear foot:

Wood or stucco	14.60 to 21.80
Metal	29.20 to 43.30

Drive-In Theaters

Costs are broken into major cost items on a per space basis. Some
theaters may be mixed in quality requiring substitution from another grade.

	D	C	B	A
Engineering	80	100	125	153
Grading	78	96	119	147
Paving	244	313	404	519
Screens	89	122	171	235
Ticket Booth	8	11	13	15
Miscellaneous	0	0	0	0
Landscaping, etc.	54	78	114	166
Cost per car space	554	720	945	1234

UNIT COSTS

The following costs may be used to either make adjustments to the cost per space pricing
or as a build-up method to develop a complete theater cost.

	Low	Average	Good
Screen, per sq. ft. of screen area			
Wood frame on poles	14.10	15.30	18.00
Wood frame on timbers:			
Plain	17.10	20.10	23.40
Ornate	22.80	26.70	31.55
Steel frame:			
Plain	19.20	24.00	29.70
Ornate	25.80	30.30	35.75
Concrete, with steel-framed screen enclosure	28.80	35.45	43.25
Ticket Booths, each	4205	5285	6365

NOTE: Refer to the 30-year life table for depreciation.

NOTE: All other buildings including projection booths and
security fencing should be priced from the appropriate schedule.

SCHEDULE G (continued)**Yard Improvements****Greenhouses**

Price per square foot of floor space.

Cost includes foundation, light masonry or frame sill walls, glazed upper walls (6' to 7' overall eaves height), roof ventilation, lighting, and water service.

Cost does not include heating and ventilation systems, special watering or sprinkler systems, and planting benches.

Type and Quality	Square Foot Area														
	500	1000	2000	3000	5000	10000	20000	30000	40000	50000	60000	70000	80000	90000	Over
Good aluminum/steel	28.05	25.95	23.15	20.75	18.80	16.05	13.65	12.25	11.50	11.10	10.50	10.05	9.75	9.50	9.25
Average steel	20.85	19.55	17.80	16.10	14.40	12.30	10.50	9.40	8.85	8.50	8.00	7.65	7.40	7.20	7.00
Average pipe	18.75	17.60	16.00	14.50	12.95	11.05	9.45	8.45	7.95	7.65	7.20	6.90	6.65	6.50	6.35
Low cost wood frame	15.65	14.80	13.65	12.50	11.05	9.45	8.00	7.15	6.70	6.45	6.10	5.85	5.65	5.50	5.35

Add for paved floors and walks

Concrete 1.70

Asphalt 1.20

Add for maintenance and utility buildings, per square foot

Cheap shed-type 8.80

Low cost frame, block or equal 19.45

Average cost block or equal 24.30

Average cost brick or equal 27.55

Good quality brick or equal 33.05

INSTITUTIONAL AND CONSERVATORY GREENHOUSES

Apply the following factors to the good aluminum and steel frame prices.

Typical installations 200%

High quality elaborate installation 300%

Car Wash Buildings

DRIVE - THRU CAR WASH (Stationary Type, Exterior - Wash)

Per square foot, average quality, completely installed.

	Good	Avg.	Low Cost
Masonry/Steel	60.05	55.68	51.30
Porcelain-Steel	72.90	66.48	60.05
Wood Frame/Stucco	55.40	51.03	46.65

Cost includes concrete slab, floor drains, basic electrical, lighting and water service and equipment enclosure. Add for restroom fixtures from general commercial schedule.

DO-IT YOURSELF

Per item, completely installed (excluding equipment).

Good quality

2-bay 27200

Each additional bay 9400

Average quality

2-bay 22600

Each additional bay 7300

Low cost

2-bay 20400

Each additional bay 6400

Swimming Pools

Per square foot of pool surface, reinforced concrete construction, including piping & water treating equipment, heaters, boards, ladders.

MOTEL AND APARTMENT COMPLEX TYPE

Square Feet	Cost
1,000-1,200	48.80
1,300-1,500	47.35
1,600-2,200	44.50
2,300-2,500	40.50

SWIM AND COUNTRY CLUB TYPE

Square Feet	Cost
2,500-4,000	42.55
5,000-6,000	38.35
7,000-9,000	35.65
10,000-20,000	33.15
Over	29.50

Add for diving 'L 4.15

Irregular shape

Separate whirlpool bath (range) 5400 to 14300

Add for ceramic tile, per sq. ft. tiled area 8.95

Add for concrete apron, per square foot 3.10

Add for wading pool, per square foot 7.70

Price fencing from appropriate schedule.

Price buildings from appropriate schedule.

LARGE MUNICIPAL POOLS

Complete include bathhouse

Per person capacity 1790 to 2680

SCHEDULE G (continued)**Yard Improvements****Golf Courses****REGULATION PLAY**

Costs per hole are given for five (5) quality grades of golf courses, ranging from cheaply built courses to excellent quality courses designed for professional play.

The costs for each grade have been developed to include the following:

1. Architectural fees to include engineering, planning and on-site supervision (ranging from six percent (6%) to ten percent (10%)).
2. Normal site preparation and grading, and follow-up fairway seeding and landscaping.
3. Sprinkler installation to include the water source, pumps, piping and heads.
4. Roadway construction to include base preparation, paving and bridging for service roads and cart paths.
5. Green construction to include seeding and pre-opening maintenance.
6. Tee construction to include seeding and pre-opening maintenance.
7. Bunker construction to include pre-opening maintenance.

GRADE AA

Superior quality course, designed to accommodate professional championship play, eighteen (18) holes on one hundred eighty (180) acres of rolling and laked terrain, seven thousand two hundred (7,200) yards long, rated par seventy two (72) and featuring a completely automatic sprinkler system throughout, ten thousand (10,000) square feet tiled greens, two thousand four hundred (2,400) square feet tees with three (3) tee locations, an average of three (3) bunkers per hole and good quality asphalt paved roadways.

GRADE A

Excellent quality course, designed to accommodate professional championship play, eighteen (18) holes on one hundred sixty (160) acres of rolling and laked terrain, seven thousand two hundred (7,200) yards long, rated par seventy two (72) and featuring a completely automatic sprinkler system throughout, eight thousand (8,000) square feet tiled greens, two thousand one hundred (2,100) square feet tees with two (2) to three (3) tee locations, an average of three (3) bunkers per hole and good quality asphalt paved roadways.

GRADE B

Good quality private club type course, eighteen (18) holes on one hundred thirty (130) acres of rolling terrain, six thousand four hundred (6,400) to six thousand five hundred (6,500) yards long, rated par seventy (70) and featuring an automatic sprinkler system serving the greens and tees, and a manual system on fairways, five thousand (5,000) square feet tiled greens, one thousand eight hundred (1,800) square feet tees with two (2) tee locations, an average of two (2) bunkers per hole, and good quality asphalt paved roadways.

GRADE C

Average quality public and municipal type course, eighteen (18) holes on one hundred ten (110) acres of primarily flat terrain, six thousand (6,000) yards long, rated par sixty-seven (67) to seventy (70), featuring a semi-automatic sprinkler system, small tees and greens with few bunkers and average quality asphalt or gravel roads.

GRADE D

Fair quality course, eighteen (18) holes on ninety (90) acres of flat terrain, five thousand four hundred (5,400) yards long, rated par sixty-four (64) to sixty-seventh (67), and featuring a manual sprinkler system, small tees and greens with few bunkers and gravel roadways.

BASE COST PER HOLE

AA Grade	163,000
A Grade	118,000
B Grade	73,000
C Grade	50,000
D Grade	23,000

NOTE: The costs per hole, and components represent neither the best nor the cheapest quality courses and may be factored upward (ten percent (10%) to fifty percent (50%)) or downward (ten percent (10%) to fifty percent (50%)) as required.

For hybrid courses (courses exhibiting different quality grade features), it may be necessary to interpolate between grades.

TYPICAL COST-RANGE FOR COMPONENTS

Tees	0.50	per SF
Bunkers	2.00	per SF
Greens		
Flat	1.80	per SF
Elevated	3.35	per SF
Lakes		
Asphalt lined	2.10	per SF
Plastic & sand	1.55	per SF
Sprinkler systems		
Manual	6300	per hole
Automatic	13500	per hole
Site preparation and landscaping	5300	per hole

SHORT PLAY

Cost range per hole, excluding structures and parking areas.

Executive courses, 18 holes on 50 to 60 acres, 4,600 yards long including sprinkler system, excluding lighting	44400
Par 3 course, 18 holes on 30 to 40 acres, 2,800 to 3,000 yards long, including sprinkler system, excluding lighting	30000
Pitch and putt, 9 holes on 10 to 15 acres, 1,400 to 1,500 yards long including sprinkler system, excluding lighting	22800

GOLF COURSE LAND VALUES

The reproduction cost for a regulation or short play golf course improvement includes a cost for the land of \$ 1,050 per acre without a consideration of productivity factors. The following formula is used to determine the true tax value of a golf course:

STEP ONE: Determine the number of holes in the golf course.

STEP TWO: Multiply the number of determined in STEP ONE by the base cost per hole

STEP THREE: Determine the amount of acreage in the parcel devoted to the golf course (greens, fairways, roughs, etc.).

STEP FOUR: Multiply the amount determined under STEP THREE by \$1,050

STEP FIVE: From the amount determined under STEP TWO, subtract the amount determined under STEP FOUR.

STEP SIX: To the amount determined in STEP FIVE, apply the appropriate depreciation percentage.

The true tax value of the golf course land is \$ 1,050 per acre.

SCHEDULE G (continued)**Yard Improvements****Miniature Golf Courses**

Typical cost per hole including plumbing but excluding building structures, fencing, and parking areas.

Excellent installation, professionally designed	
Good installation	13,800
Average quality installation	9,200
Low cost installation	4,200
	2000

Golf Driving Range

Typical cost per station, including station paving, normal fencing, but excluding building structures and parking areas

Excellent installation	4,200
Good installation	2,800
Average installation	2,100
Low cost installation	1,400

Artificial Turf

Per square foot, for football and baseball, including pad 7.80 to 9.90

Bleachers

Typical cost

	Seats	Per S.F.*	Per Seat
Portable, steel frame, wood benches, outdoor	Up to 800	11.60	36.20
	Over 800	10.75	32.30
Permanent, wood frame and benches, outdoor	Up to 1000	15.05	47.45
	1000 to 2000	14.00	43.55
	Over 2000	13.10	40.10
Permanent, steel frame fiberglass benches, outdoor	Up to 1000	23.35	73.55
	1000 to 2000	21.70	67.50
	Over 2000	20.30	62.15
Add for roofed area	5.40 to	7.00 per S.F.	

OUTDOOR STANDS OVER DRESSING ROOMS

Including finish and plumbing.

	Per S.F.*	Per Seat
Average wood seats, steel frame	48.90	153.75
Average steel seats, concrete or masonry walls	54.85	170.25
Average concrete seats, concrete or masonry walls	73.70	222.80
Add for roofed area; per sq. ft.	7.80 to	12.00 per S.F.

*Square foot of projected horizontal area

Running Tracks

Per square foot

Gravel and cinder on stone base	0.90
Resilient paving, rubber cork base	
Plain	2.05
Colored	2.40
Rubberized asphalt, colored	2.50
Artificial resilient material, asphalt base	8.05

Typical cost for gravel track with minimal requirements for 440 yard oval 21' wide, 24' x 750' long straight-away, including high jump, pole vault, broad jump, discus and hammer throw and shot-put facilities 59,000 to 74,000

Typical cost to include football field 116,000 to 146,000

Sports Stadium

Typical cost range per seating capacity (baseball capacity) for all structural improvements in-place.

Older type parks	960 to	1140
Modern type parks	1200 to	1740
Enclosed, roofed stadiums, artificial turf, scoreboard	1860 to	3540

Tennis Courts

Typical cost range per court, 60 x 120 including fencing.

	Standard	Deluxe
Clay surfaced court	23600	34900
Add per additional court	18400	27400
Asphalt surfaced court	24000	37800
Add per additional court	18800	30000
Sod surfaced court	23800	36300
Add per additional court	18600	28700
Add for lighting	6900	8700
Per additional court	3500	4400

Paddle Tennis Courts

Typical costs range per set, 54' x 55' deck with two 18' x 39' playing courts, installed complete including deck and supports, accessories.

	Standard	Deluxe
Bituminous concrete deck, colored	22600	28800
Treated wood deck	26700	35000
Insulated steel deck	28800	35000

Shuffle Board Courts

Typical cost per court, 6' x 52' concrete 1400 to 2200

SCHEDULE G (continued)**Yard Improvements****Mobile Home Parks**

General Specifications

EXCELLENT "A"

The excellent mobile home park provides deluxe accommodations for the largest single and double wide homes. It will have complete and varies recreational facilities of top quality and feature generous amounts of landscaping, sprinkler systems, etc.

GOOD "B"

The typical good park is one catering to the larger, permanent mobile home. It will accommodate a limited quantity of double wides and will feature complete recreational facilities. All utilities are underground and may include cable TV systems.

AVERAGE "C"

This type of park is built more for permanent occupancy and will have spaces to accommodate the manufactured home up to sixty (60) feet but few if, any, double wide versions. They will have utility buildings, office and possibly recreational facilities, electrical costs include underground service and telephone

to most sites as well as street lighting.

LOW COST "D"

Developed for transient or semi-permanent occupancy, these parks usually have car-drawn trailers up to forty-five feet (45) long. They feature limited planning and facilities and have sewer or septic system hook-ups and water, but not gas hook-ups, except to utility buildings and electrical service is overhead.

CHEAP "E"

Typical of sites developed in outlying rural areas where there is minimal or no building code enforcement. There will be close spacing and few facilities and are designed for smaller mobile homes. They feature water service to common hydrants with no trailer hook-ups.

COST PER SITE

	Quality Grade		A		B		C		D		E	
*Site Size (Sq. Ft.)	2700	--	5100	2000	--	4700	1700	--	3700	1000	--	2900
**Cost Range (\$)	9860	--	10910	7110	--	8320	4670	--	5770	3190	--	4130
Components of above cost												
Engineering	970	--	1080	720	--	840	480	--	590	330	--	420
Site Grading	930	--	1030	650	--	770	410	--	510	260	--	340
Street Paving	1440	--	1590	1060	--	1240	700	--	870	530	--	690
Patios and Walks	1240	--	1370	810	--	950	530	--	650	350	--	450
Sewers	940	--	1040	770	--	900	580	--	720	420	--	540
Water	920	--	1010	700	--	820	480	--	590	350	--	450
Electric	1540	--	1700	1140	--	1330	760	--	940	520	--	670
Gas	600	--	670	420	--	490	260	--	320	160	--	210
Misc. (landscaping, recreation, facilities, etc.)	1280	--	1420	840	--	980	470	--	580	270	--	360
Total	9860	--	10910	7110	--	8320	4670	--	5770	3190	--	4130

*Site size refers to the average of the actual site on which the mobile home is situated, exclusive of access drives, recreation areas, and service areas.

**The cost range per site includes all of the components shown above, naturally, if the sites being appraised do not include all of the above components, proper deductions should be made according to the above schedule.

NOTE: In appraising mobile home parks through the use of this schedule, complete the following steps:

1. Enter the number of sites and proper rate in the SUMMARY OF IMPROVEMENTS section and calculate replacement cost.

2. Apply proper depreciation considering age and condition (use residential guidelines)

3. Appraise other structures (i.e. garages, community rooms, laundry buildings, etc.) from appropriate schedules.

NOTE: This schedule is NOT to be used for recreational vehicle parks.

SCHEDULE G (continued)**Yard Improvements****Riverboat Cost Schedules**

For Indiana property tax purposes, the reproduction cost of a riverboat licensed under IC 4-33 shall be computed in accordance with Schedule A or B in this section. Typical cost range per certified capacity for all structural components in-place. Certified capacity is the maximum persons capacity as prescribed by the regulations of the Coast Guard, Department of Transportation. For purpose of this section, certified capacity includes both passengers and crew.

SCHEDULE A

Riverboats licensed in counties contiguous to Lake Michigan:

Certified capacity of 2,000	19,000,000
More than 2,000, add	2,500 per person
Less than 2,000, deduct	2,500 per person

Example: A Lake Michigan riverboat has a certified capacity of 3,000 persons. The difference in capacity between the subject and the model is 1,000 people. To calculate the boat's reproduction cost, multiply the capacity difference of 1,000 by the per person cost and add it to the base as follows:

2,500	x	1,000	=	2,500,000
19,000,000	+	2,500,000	=	21,500,000

SCHEDULE B

Riverboats licensed in counties contiguous to the Ohio River:

Certified capacity of 2,000	17,100,000
More than 2,000, add	2,500 per person
Less than 2,000, deduct	2,500 per person

Example: An Ohio River riverboat has a certified capacity of 1,600 persons. The difference in capacity between the subject and the model is 400 people. To calculate the boat's reproduction cost, multiply the capacity difference of 400 by the per person cost and deduct it from the base as follows: and add it to the base as follows:

2,500	x	400	=	1,000,000
17,100,000	-	1,000,000	=	16,100,000

Landfill Liners

The following schedule is to be used in assessing liners installed within landfills.

A landfill liner is a series of layers of special earth materials and plastic that is placed within the landfill cell to retain leachant within the structure and discourage subterranean water from infiltrating the cell. The rates given represent a composite build-up of the liner and can be used as either a system total or on a component basis depending on the subject landfill.

Once the subject's rate has been determined, multiply the desired rate by either the number of square feet or the acreage within each cell and calculate a depreciation percentage from the twenty (20) year life expectancy table. Record the true tax value as a sound value item in the "Summary of Improvements" section of the property record card.

The land value for the area underneath the cell should be valued at the commercial unusable undeveloped rate with a "floating one (1) acre" at the primary rate until the cell has been closed. After closure, the entire acreage of the cell is valued at the commercial unusable undeveloped rate.

	Per S.F.	Per Acre
Compacted soil barrier (10" to 24")	0.55	24000
Flexible membrane liner (60 mil.)	0.40	17400
Geosynthetic clay liner blanket (30")	0.45	19600
Sand drainage layer (12")	0.40	17400
Total	1.80	78400

Protective cover layer - part of unusable undeveloped rate.

SCHEDULE G (continued)**Yard Improvements****Commercial-Type Solar Heating and Cooling System Base Rates**

For large commercial applications, multiply the system's total collector square feet by the following square feet base rates. To arrive at the system's correct reproduction cost, determine the rate from the schedule below by choosing a rate, listed to the nearest five thousand (5,000) square feet, that is closest to the subject's system total area. Do not interpolate between rates.

<u>Square Footage</u>	<u>Per S.F.</u>
5000 to 10,000	93.75
15,000	70.10
20,000	58.25
25,000	51.15
30,000	46.40
35,000	43.05
40,000	40.50
45,000	38.55
50,000 and over	36.95

Geothermal Heating and Cooling**System Base Rates****HORIZONTAL CLOSED LOOP SYSTEMS**

<u>System Tonnage</u>	<u>HCLSWD w/distribution</u>	<u>HCLSWOD w/o distribution</u>
2 Ton	8100	7100
2.5 Ton	10300	8800
3 Ton	12600	10600
3.5 Ton	14900	12400
4 Ton	17100	14200
5 Ton	21200	17700
6 Ton	25200	21200

VERTICAL CLOSED LOOP SYSTEMS

<u>System Tonnage</u>	<u>VCLSWD w/distribution</u>	<u>VCLSWOD w/o distribution</u>
2 Ton	9600	8600
2.5 Ton	12300	10800
3 Ton	14900	12900
3.5 Ton	17600	15100
4 Ton	20200	17200
5 Ton	25100	21600
6 Ton	29900	25900

OPEN DISCHARGE OPEN LOOP SYSTEMS

<u>System Tonnage</u>	<u>ODLSWD w/distribution</u>	<u>ODLSWOD w/o distribution</u>
2 Ton	7000	6000
2.5 Ton	8800	7400
3 Ton	10700	8700
3.5 Ton	12600	10100
4 Ton	14500	11500
5 Ton	17800	14300
6 Ton	21000	17000

RETURN WELL OPEN LOOP SYSTEMS

<u>System Tonnage</u>	<u>RWLSWD w/distribution</u>	<u>RWLSWOD w/o distribution</u>
2 Ton	7600	6600
2.5 Ton	9500	8000
3 Ton	11400	9400
3.5 Ton	13300	10800
4 Ton	15200	12200
5 Ton	18400	14900
6 Ton	21700	17700

SPECIAL USE COMMERCIAL PROPERTY COST SCHEDULES

Fast Food Restaurant Base Costs

Per square foot, C - Grade quality and design

Area	Cost	Area	Cost
700	100.95	2200	85.00
800	98.60	2300	84.55
900	96.65	2400	84.15
1000	95.00	2500	83.75
1100	93.55	2600	83.35
1200	92.30	2700	83.00
1300	91.25	2800	82.65
1400	90.25	2900	82.35
1500	89.35	3000	82.05
1600	88.60	3500	80.75
1700	87.85	4000	79.70
1800	87.20	4500	78.80
1900	86.60	5000	78.05
2000	86.00	5500	77.40
2100	85.50	6000	76.85

Add for basements per square foot

Area	Unfinished	Finished Open	Finished Divided
200	50.45	78.45	---
400	38.85	66.15	---
600	33.70	60.75	72.20
800	30.65	57.50	68.95
1000	28.55	55.25	66.70
1200	27.00	53.65	65.10
1400	25.80	52.35	63.80
1600	24.85	51.35	62.80
1800	24.05	50.50	61.95
2000	23.35	49.75	61.20
2200	22.80	49.15	60.60
2400	22.30	48.60	60.05
2600	21.85	48.15	59.60
2800	21.45	47.70	59.15
3000	21.05	47.30	58.80
3200	20.75	47.00	58.45
3400	20.45	46.65	58.15
3600	20.20	46.40	57.85
3800	19.95	46.10	57.60
4000	19.70	45.85	57.35

Add for canopies per square foot 18.46

Quality Grade and Design Factors

To be applied to the C - Grade prices above.

A	160	A
-1	150	
+2	140	
+1	130	
B	120	B
-1	115	
+2	110	
+1	105	
C	100	C
-1	95	
+2	90	
+1	85	
D	80	D
-1	70	
+2	60	
+1	50	
E	40	E

Paving

Per square foot

See commercial yard paving rates

Detached Canopies

Per square foot

Low cost installation	10.75
Average installation	13.85
Good installation	17.30
High cost installation, elaborate finish and décor	23.95

Note: Solariums should be included in the base area and priced using the appropriate base rate.

SPECIAL USE COMMERCIAL PROPERTY COST SCHEDULES (continued)**Stations with Service Bays**

Per square foot C - Grade quality and design.

Area	Cost	Area	Cost
600	87.70	1400	60.55
700	81.35	1500	59.00
800	76.45	1600	57.60
900	72.55	1700	56.35
1000	69.30	1800	55.25
1100	66.60	2000	53.25
1200	64.30	2200	51.60
1300	62.30	2400	50.20

NOTE: For drive-thru car wash bays see car wash building schedule.

Stations without Service Bays

Per square foot C - Grade quality and design.

Area	Cost	Area	Cost
150	156.50	800	68.65
200	132.65	900	65.60
250	117.45	1000	63.05
300	106.85	1100	60.90
350	98.90	1200	59.05
400	92.75	1300	57.45
500	83.65	1400	56.05
600	77.25	1500	54.80
700	72.40	1600	53.70

Add for unfinished basements

Area	Cost	Area	Cost
200	50.45	1000	28.55
400	38.85	1200	27.00
600	33.70	1600	24.85
800	30.65		

Add for attached canopies, per square foot.

Typical steel frame including soffit and lighting

15.45

Typical unfinished wood frame including lighting

6.95

Public Restroom Building

Per square foot.

Area	Cost	Area	Cost
125	111.65	800	78.70
150	106.90	900	77.45
200	100.25	1000	76.40
250	95.70	1100	75.50
300	92.35	1200	74.75
400	87.60	1300	74.05
500	84.40	1400	73.40
600	82.00	1500	72.85
700	80.15	1600	72.35

Paving

Per square foot.

See commercial yard paving rates

Quality Grade and Design Factors

To be applied to the C - Grade prices above.

A	160	-1	95
-1	150	+2	90
+2	140	+1	85
+1	130	D	80
B	120	-1	70
-1	115	+2	60
+2	110	+1	50
+1	105	E	40
C	100		

Detached Canopies

Per square foot.

Includes lighting, soffits and supports.

	Steel	Wd, Frame and Sheath
Low Cost Installation	12.85	6.00
Average Quality Installation	16.40	7.35
Good Quality Installation	20.75	9.00
High Cost Elaborate Installation	26.20	10.90

Add 25% for round canopy

Self - Service Cashier Booths

LOW COST

Per square foot

Open style booth,

minimum elect.,

no plumbing

Area	Cost
25	128.85
50	95.10
75	80.15
100	71.25
125	65.15
150	60.70
175	57.20
200	54.40
225	52.05
250	50.10
275	48.40
300	46.90

AVERAGE (STEEL)

Per square foot

Typical cashier booth,

good elect.,

no plumbing

Area	Cost
50	188.90
75	149.10
100	125.35
125	109.20
150	97.25
175	87.95
200	80.45
225	74.25
250	69.00
375	51.20
300	60.55

Add 25% for bullet-proof glass.

Add for plumbing.

GOOD (STEEL)

Good security structure

with bullet-proof glass

and 2 plumbing fixtures.

Area	Cost
75	267.50
100	224.10
125	194.50
150	172.60
175	155.60
200	141.95
225	130.60
250	121.00
275	112.75
300	105.55

Add/deduct for plumbing

Add for intercom system

1300 per fixture.

380

Location Cost Multipliers

The commercial and industrial cost schedules in this manual are based on the building costs for commercial and industrial structures in the Indianapolis metropolitan area as of January 1, 1999. By applying these cost schedules, the assessing official is attempting to calculate the replacement cost new of a commercial or industrial structure within in his/her jurisdiction. Since construction costs vary from one jurisdiction to another, it shall be necessary to apply Location Cost Multipliers to the costs published in this manual in order to accurately reflect actual costs within his/her jurisdiction.

These Location Cost Multipliers can be determined in one of two ways. The first and most accurate method is for the county assessor to develop a Location Cost Multiplier for his/her respective county. This can be done using techniques such as surveying commercial and industrial contractors to determine actual construction costs or by comparing the cost of commercial and industrial structures built and sold on or about January 1, 1999 to the costs published in this manual. The county assessor may use any acceptable technique of estimating a Location Cost Multiplier and must submit the technique and resultant multiplier to the SBTC for review and approval prior to its application in the county.

The second method, which is presented as an alternative to the preferred method, is to use the Location Cost Multipliers listed in Table G-1 below. These multipliers have been developed by reviewing comparative cost multipliers for various Indiana localities as published in several national cost services. The use of the Location Cost Multipliers listed in Table G-1 does not require approval of the SBTC prior to their application in a county.

The Location Cost Multiplier is to be applied to all commercial and industrial improvements, not just the main structure, in order to arrive at replacement cost new. The proper place for applying the Location Cost Multiplier is discussed in Chapters 6, 7 and 8 of this manual.

Table G-1--Location Cost Multipliers by County

COUNTY	MULTIPLIER	COUNTY	MULTIPLIER	COUNTY	MULTIPLIER
Adams	1.01	Hendricks	1.00	Pike	.96
Allen	1.01	Henry	.96	Porter	1.11
Bartholomew	.98	Howard	.99	Posey	.96
Benton	1.00	Huntington	1.01	Pulaski	.93
Blackford	.96	Jackson	.97	Putnam	1.00
Boone	1.00	Jasper	1.00	Randolph	.95
Brown	.97	Jay	.96	Ripley	.95
Carroll	.93	Jefferson	.96	Rush	1.00
Cass	.93	Jennings	.96	St. Joseph	1.09
Clark	.96	Johnson	1.00	Scott	.95
Clay	1.00	Knox	.96	Shelby	1.00
Clinton	1.00	Kosciusko	1.08	Spencer	.96
Crawford	.95	LaGrange	1.01	Starke	1.08
Daviess	.96	Lake	1.11	Steuben	1.01
Dearborn	.94	LaPorte	1.10	Sullivan	1.00
Decatur	.97	Lawrence	.96	Switzerland	.94
Dekalb	1.01	Madison	1.00	Tippecanoe	1.00
Delaware	.97	Marion	1.00	Tipton	.99
Dubois	.96	Marshall	1.08	Union	.94
Elkhart	1.08	Martin	.96	Vanderburgh	.96
Fayette	.95	Miami	.93	Vermillion	1.00
Floyd	.96	Monroe	.97	Vigo	1.00
Fountain	1.00	Montgomery	1.00	Wabash	.95
Franklin	.94	Morgan	1.00	Warren	1.00
Fulton	.93	Newton	1.00	Warrick	.96
Gibson	.96	Noble	1.01	Washington	.95
Grant	.95	Ohio	.94	Wayne	.94
Greene	.97	Orange	.95	Wells	1.01
Hamilton	1.00	Owen	.97	White	1.00
Hancock	1.00	Parke	1.00	Whitley	1.01
Harrison	.95	Perry	.96		